

7 Bridge Place, Stockbridge, Edinburgh, EH3 5JJ



Description

Located within the highly desirable, historic, Stockbridge Colonies, is this rarely available and charming, B-listed double upper flat of immense appeal enjoying a peaceful, picturesque, riverbank setting with delightful south-west open aspect over Grange Cricket and Tennis Club. The property is enviably located close to superb amenities and well-regarded schools, and is a convenient distance from the city centre and surrounding areas.

- Welcoming hallway
- Elegant living room with focal point marble fire surround housing a gas fire and working shutters
- Kitchen/dining room falling naturally into two defined areas
- Bathroom with 3-piece white suite and shower
- Two double bedrooms on top floor level
- Box room
- Gas central heating
- Sash and case timber double glazing and secondary glazing
- Private south-west facing front garden
- On-street permit parking

Extras

All carpets, blinds in the sitting room and kitchen, washing/dryer machine, dishwasher, fridge/freezer, oven and hob, built in bookcase in hall, curtain poles and the window seats with storage are included in the sale.

EPC Rating: D

Price and Viewing

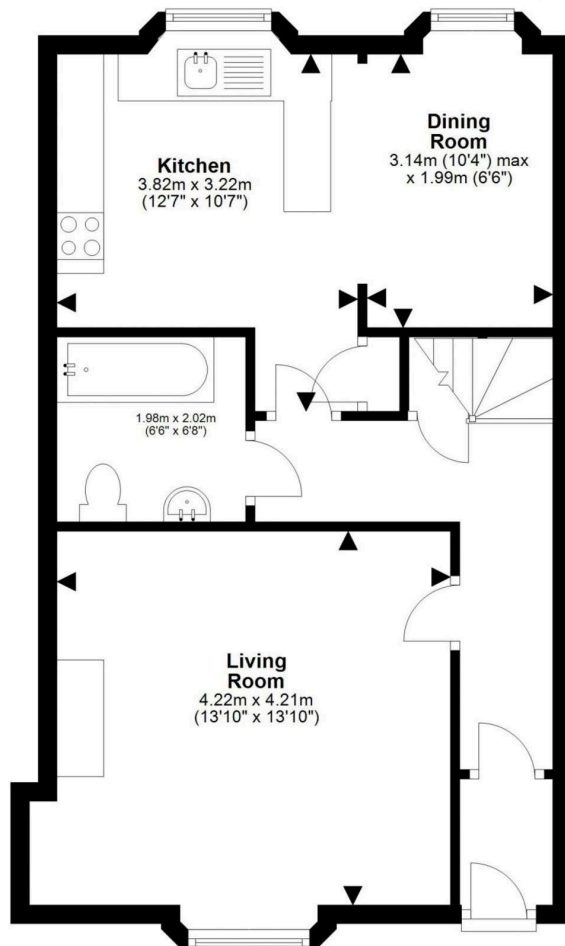
For price and viewing information or further details on this property please contact us on 0131 557 3188.



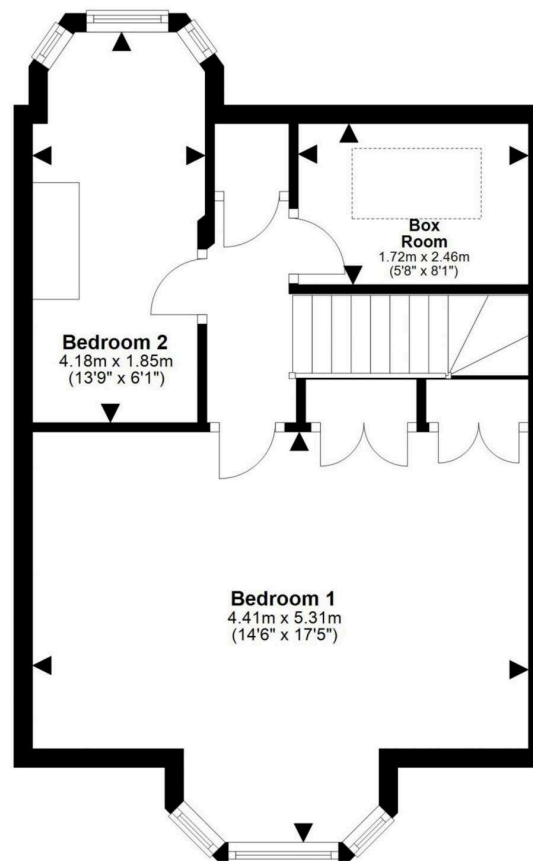
Location

Stockbridge is a highly desirable cosmopolitan village within the heart of the city and has been quoted in many published magazines as one of the best places to live in Britain. Bordered to the north by Inverleith Park and the Royal Botanic Gardens and to the south by the celebrated New Town, it is unique in character and style and plays host to a wonderful variety of small, speciality shops, fashionable bars, quaint coffee shops, delis, boutiques as well as larger food outlets. Stockbridge is a popular destination on Sunday mornings with its open-air market of local, artisan stalls. The West End and Princes Street may be reached within 10 minutes on foot and the city's financial hub within 15. Leisure wise, the Glenogle Swim Centre, offers a wide programme of activities in addition to: The Village, Westwoods and the Grange private Sports Clubs all within a few minutes walk, as of course are Inverleith Park and The Royal Botanic Gardens. There are lovely walks and a cycle path along the banks of the Water of Leith, running all the way from Balerno to the waterfront at Leith Shore and Newhaven. Road links to the central motorway network, Forth bridge and city by-pass are excellent (via Queensferry Road) and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport.



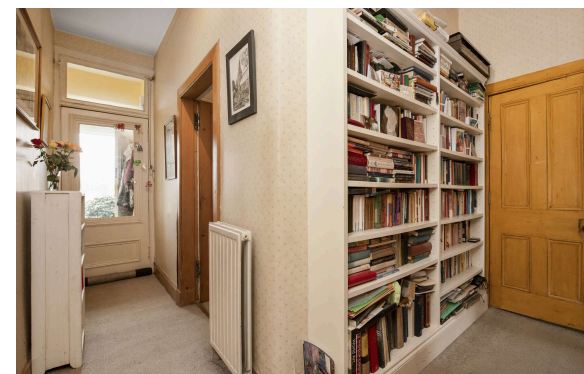


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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