



32A

STAFFORD STREET
WEST END, EDINBURGH, EH3 7BD

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Property Summary

A charming, well proportioned main door garden level conversion within the heart of the vibrant and fashionable West End. This property boasts a private and quiet aspect, extending onto Melville Street, therefore boasts an abundance of natural light with windows on three elevations. Internally, this is a charming home of both character and style which will appeal to homeowners and investors.

The property has been well maintained throughout and does offer further scope for cosmetic upgrading desired, giving any purchaser the opportunity to incorporate their own personal design and specification. A gas fired combination central heating boiler serves panelled radiators throughout and an instant domestic hot water supply, complemented by working shutters, ensuring comfort and economy.

Features

- Entrance vestibule
- Welcoming hall
- Elegant dual aspect lounge/diningroom
- Fitted kitchen
- Master bedroom with en suite showerroom
- Second double bedroom
- Study
- Family bathroom
- Gas fired combination central heating
- Working shutters
- Under pavement cellars
- Delightful front courtyard
- Council Tax Band: E





A delightful courtyard to the front incorporates three under pavement storage cellars (one of which has been drylined) offering excellent additional storage facilities or potential to be further developed into a functional space. There is also an outside water tap.

This home offers the ideal city centre base or investment with the city's main facilities and attractions within walking distance. Regular tram, bus and train services from Haymarket train station are ideal for commuters and tourists. There are an abundance of boutiques, specialist shops on hand, including Sainsbury and Scotmid local stores, with a retail park at nearby Craigleith or Waitrose and M & S located within neighbouring Stockbridge.

Extras: all fitted carpets, curtains, blinds, the fridge, slimline dishwasher, electric hob, oven and washing machine to be included and will be sold as seen with no warranties or guarantees.

Please note the living flame gas fire in the lounge is not operational.

All items of furniture may be available by separate negotiation.

Entry: Negotiable

Parking : Zone 1



“A bright and spacious main door garden level conversion, boasting a superb corner aspect, offering a wonderful city home within the vibrant west end”







Floorplan

Stafford Street,
Edinburgh,
Midlothian, EH3 7BD



Approx. Gross Internal Area
887 Sq Ft - 82.40 Sq M
Stores
Approx. Gross Internal Area
109 Sq Ft - 10.13 Sq M
For identification only. Not to scale.
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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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