



3 Avondale Place Stockbridge, Edinburgh EH3 5HX



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Property Summary

Desirably situated within the Stockbridge Colonies conservation area, just a stone's throw from the Water of Leith, this characterful lower villa is a charming B-listed Victorian residence that offers the benefits of period architecture, alongside well-presented interiors that are light and airy. The property is comprised of a living room, a tasteful breakfasting kitchen, one double bedroom, and a bathroom. It also has an enclosed and sunny garden. Furthermore, its highly sought-after setting will have massive appeal to anyone looking for a peaceful location close to the heart of the city centre, as well as Stockbridge's thriving amenities and award-winning restaurants, bars, and cafes.

Upon entering the home, you are welcomed by a vestibule and central hall, connecting to all accommodation. The living room is on the left, enjoying a spacious footprint for lounge furniture. It has an elegant aesthetic too, pairing light décor with snug carpeting. A handsome fireplace provides a cosy focal point for the arrangement of sofas, whilst a shelved recess offers storage for books and display items.

Features

- B-listed lower villa with charming period features
- Sought-after colonies conservation area
- Highly desirable location in Stockbridge
- Light neutral décor throughout
- Entrance vestibule and hall
- Bright living room with fireplace and shelving
- Tasteful kitchen with breakfast area
- Double bedroom with fireplace and shelving
- Tiled bathroom with shower-over-bath
- Sunny enclosed front garden with a shed
- Controlled permit parking (Zone 6)
- Gas central heating and sash windows





“Bright living room with
fireplace and shelving and a
tasteful kitchen”







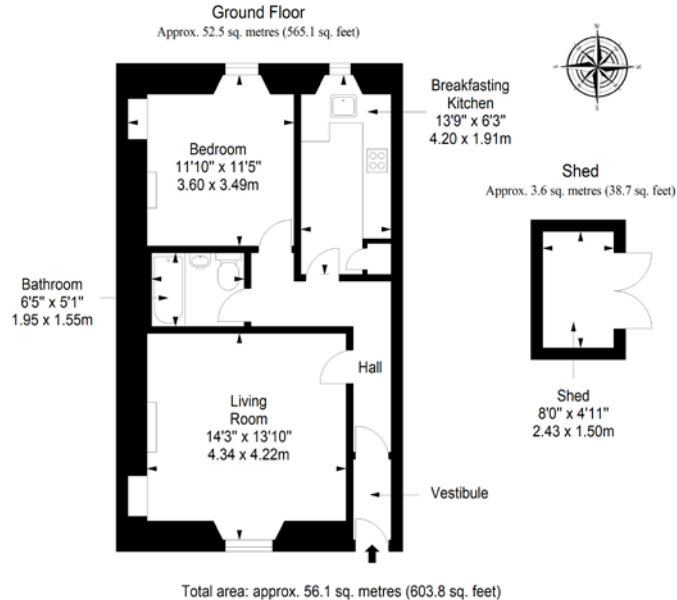
In the breakfasting kitchen, cream-coloured cabinets are set alongside wooden worktops and checkered splashbacks. The style suits the character of the home and it offers excellent practicality too. There is also room for a table and chairs for casual meals. A gas hob, oven, extractor hood, and Belfast sink come integrated into the space, with room for an undercounter fridge and washing machine. Meanwhile, the double bedroom sports varnished wooden floorboards and calming neutral décor. It is well proportioned for bedside furniture and it has a period feature fireplace, set beside a shelved recess. A tiled bathroom finishes the accommodation, providing a three-piece suite, along with handheld and overhead showers. Gas central heating ensures year-round comfort, whilst sash windows bring lots of natural light into the home. Outside, there is a private front garden, which is fully enclosed and laid with a neat lawn and paving. It enjoys lots of daily sun and includes a garden shed. Zone 6 controlled permit parking is also in effect, ensuring residents have priority to park.



Stockbridge, Edinburgh

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craigmile Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.

Floorplan



EPC Rating - D | Council tax band - C | Home report Value - £300,000

Extras: Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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