

17 (1F2) CHEYNE STREET
STOCKBRIDGE, EDINBURGH, EH4 1JA

CURRAN & CO
PROPERTY



17 (1F2) CHEYNE STREET
STOCKBRIDGE, EDINBURGH, EH4 1JA

OFFERS OVER £370,000



'Forming part of a Category B listed Georgian tenement building, 11 (1F2) Cheyne Street is a beautifully presented first-floor flat'

- Traditional Georgian Tenement
- Prime Stockbridge Position
- Impressive Living Room with Dining Space
- Modern Dining Kitchen
- Two Generous Bedrooms
- Contemporary Jack & Jill Bathroom
- Useful Box Room
- Shared Rear Garden & Zoned Permit Parking



Description

Forming part of a Category B listed Georgian tenement building, 11 (1F2) Cheyne Street is a beautifully presented first-floor flat that sympathetically blends traditional Georgian charm with contemporary finishes. Situated on a quiet cobbled street, the property is well positioned to take advantage of Stockbridge's vast array of amenities and its close proximity to the city centre.

Entered through a well-maintained communal stair, the accommodation comprises: welcoming entrance hall giving access to all rooms; impressive living room with feature gas fireplace, shelved press, and ample space for a dining area; modern, well-equipped dining kitchen with base and wall-

mounted units, an Edinburgh pulley, and freestanding appliances which include a cooker with gas hob, washing machine, and fridge; spacious double bedroom 1 positioned to the rear of the property, with press cupboard; contemporary Jack & Jill bathroom, accessed from both bedroom 1 and the hallway, featuring stylish white tiling and a shower over the bath; spacious bedroom 2; and a sizeable box room – an ideal storage space.

Further features of this property include gas central heating via a combi boiler and traditional sash and case windows.

Externally, there is a shared rear garden laid to lawn and zoned permit parking to the front of the building.

Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

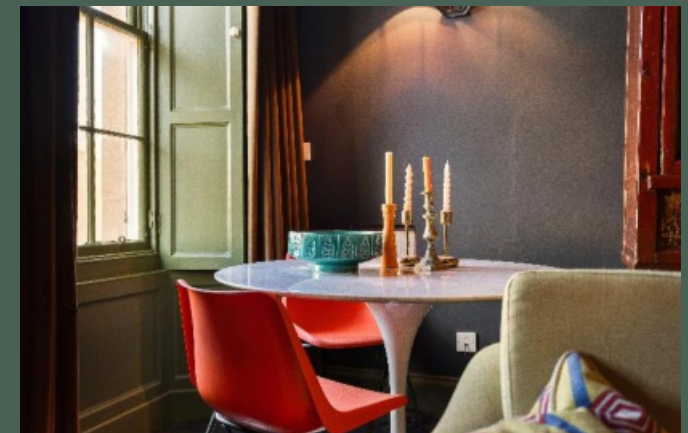
Council Tax

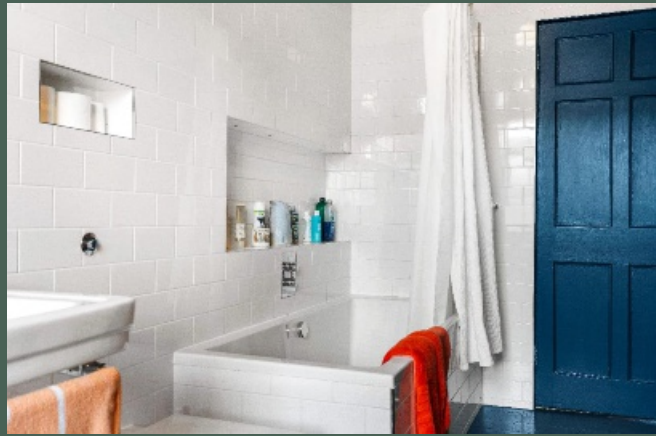
This property is subject to council tax band D.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







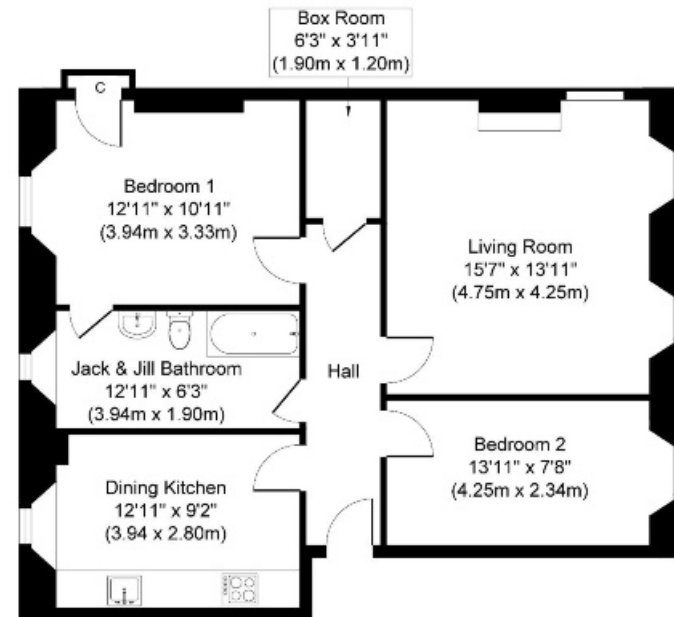
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First Floor
Approximate Floor Area
807 sq. ft
(75.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.