










Fixed Price

**£299,995**

## 22/4 Hamilton Place

Stockbridge | Edinburgh | EH3 5AU

Neilsons are delighted to offer on to the market this appealing second floor flat which forms part of an elegant period terrace, located in the heart of Edinburgh's fashionable Stockbridge area. The property is well placed to take advantage of the neighborhoods fantastic array of cafes, bars and boutique shops, together with superb green space and regular links to the city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



## Description

Internally the property is in good order throughout and offers well-proportioned accommodation which briefly comprises: welcoming entrance hallway, light and airy reception room with feature fireplace and nice open views, spacious dining kitchen with integrated appliances, well proportioned double bedroom with fitted wardrobes and large walk-in closet/home office, and contemporary shower room. Further benefits include gas central heating and restored sash & case windows.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Garden & Parking

There is a well kept communal garden and on-street permit parking is available within the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.



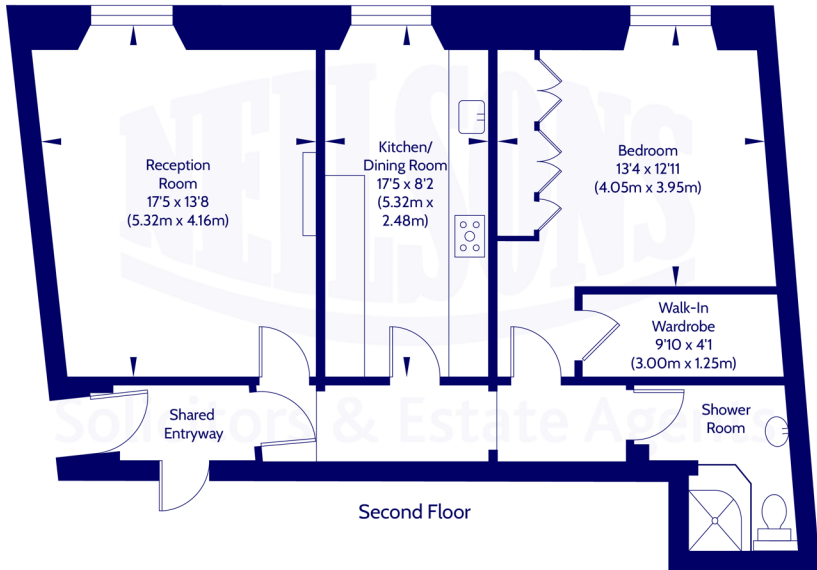


## Location

The property enjoys a superb location on the edge of The New Town in the vibrant and highly sought after Stockbridge area. There are a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques on the doorstep. Locally there is a Waitrose supermarket on Comely Bank Road and a Sainsbury's supermarket and range of retail stores can be found in nearby Craighleith Shopping Park near Blackhall. Many of central Edinburgh's extensive selection of amenities and facilities are within comfortable walking distance. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.



Approx. Gross Internal Floor Area 68.52 Sq M / 738 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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