










Offers Over
£1,000,000

41 Ann Street

Stockbridge | Edinburgh | EH4 1PL

An excellent opportunity has arisen to acquire this well-proportioned A Listed Georgian house, forming part of a picturesque tree lined period terrace and enjoying a superb location close to the city centre, in the heart of the capital's desirable Stockbridge area. The property now requires modernisation and upgrading throughout and offers superb potential to create an individually designed family home on one of Edinburgh's most iconic and desirable residential streets.

-  3 bedrooms
-  2 public room
-  1 bathroom
-  On street permit parking
-  Front and rear gardens
-  EPC rating – F
-  Council tax band - H



Description

The accommodation briefly comprises: entrance vestibule, main hallway with stair to the upper level and dramatic high ceiling and skylight, generously proportioned reception room with ornate cornice work, focal fireplace, timber floorboards and twin windows affording a lovely open outlook over the front garden, versatile dining/family room, kitchen fitted with an assortment of base and wall mounted units, with clothes pulley and access to the rear garden, downstairs double bedroom and convenient understairs WC, spacious principal bedroom with cornicing twin windows and study/nursery off, further good sized double bedroom, and family bathroom with three piece white suite and over-bath shower. On the top floor there are two attic rooms plus eaves storage. This space has superb potential to be developed further, subject to obtaining the necessary consents.



Extras

All flooring, fixtures, fittings and white goods will be included.

Garden and Parking

To the front of the house there is a substantial lawned garden which is fully enclosed by a wrought iron fence and well stocked with a variety of shrubs, bushes and small trees. To the rear of the house is a paved courtyard which is brimming with potential and has a lovely peaceful feel. On-street permit parking is available to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property enjoys a superb location on one of Edinburgh's most famous streets, in the vibrant and highly sought after Stockbridge area. There is a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques on the doorstep, together with a weekly food and crafts market. Locally there is a Waitrose supermarket on Comely Bank Road, together with a recently opened M & S Food on Raeburn Place. A large Sainsbury's supermarket, Marks and Spencer's and wide range of popular retailers, coffee shops and eateries can be found in nearby Craighleith Retail Park. The Water of Leith Walkway is a stone's throw away, linking up with Dean Village and Edinburgh's Modern Art Gallery and the open spaces of the Royal Botanic Gardens and Inverleith Park are only a short walk away. The Drumsheugh Baths are situated nearby on Belford Road and Dean Tennis and Squash club is just around the corner. Regular busses link the area with the city centre and surrounding areas.





Approx. Gross Internal Floor Area 161.7 Sq M / 1741 Sq Ft.



Area excludes cellar and eaves. 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.



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