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Fixed Price

**£338,000**

# 102/7 Raeburn Place

Stockbridge | Edinburgh | EH4 1HH

A superb top floor (4th) flat boasting far reaching views of the beautiful city skyline to Edinburgh Castle and enjoying an enviable location in the heart of ever-popular Stockbridge.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Shared garden/drying green
-  Permit parking
-  EPC Rating – E
-  Council Tax Band – D



## Description

Forming part of a well-maintained and refurbished traditional tenement building with secure entry system, at the 4th floor the front door opens to a wide bright L-shaped hallway which benefits from built-in storage. The spacious reception room boasts attractive period features and a window seat and enjoys superb open views. The generous dining kitchen offers the ideal space for entertaining and has wonderful open views across The Grange Cricket Club to Inverleith Park and the Royal Botanic Gardens beyond. The kitchen area is fitted with a wide range of wall and base units with integrated appliances including oven, hob, cooker hood, fridge freezer, dishwasher and washing machine. There is a breakfasting bar and ample space for a dining table and chairs. There are two double bedrooms, both with velux windows and skyline views and a bathroom with white suite and over bath shower. Benefits on offer include gas central heating from a Worcester combi boiler. Whilst a degree of modernisation may now be desirable, the flat is in move-in condition and has been well-maintained by the present owners, with the building having undergone a comprehensive £75,000 roof refurbishment in May 2023.



## Extras

All fitted floor coverings window blinds, light fittings and the aforementioned kitchen appliances are to be included in the sale.

## Gardens, Parking and Factor

An area of shared garden/drying green is accessible behind the neighbouring tenement with a wide choice of parks and green spaces also available locally. Residents permit holder parking can be purchased for on street parking. The stair is managed and maintained by James Gibb Factors at a cost of £70.48 per quarter annum, which includes stair cleaning.

## Note

Some of the photographs have been subject to virtual staging and virtual renovation to show the effect of a makeover on the accommodation. It should be noted that the property is currently empty, as per the 'before' photographs, which have also been uploaded for your perusal.

## Viewing

Please contact Neilsons 0131 625 2222.





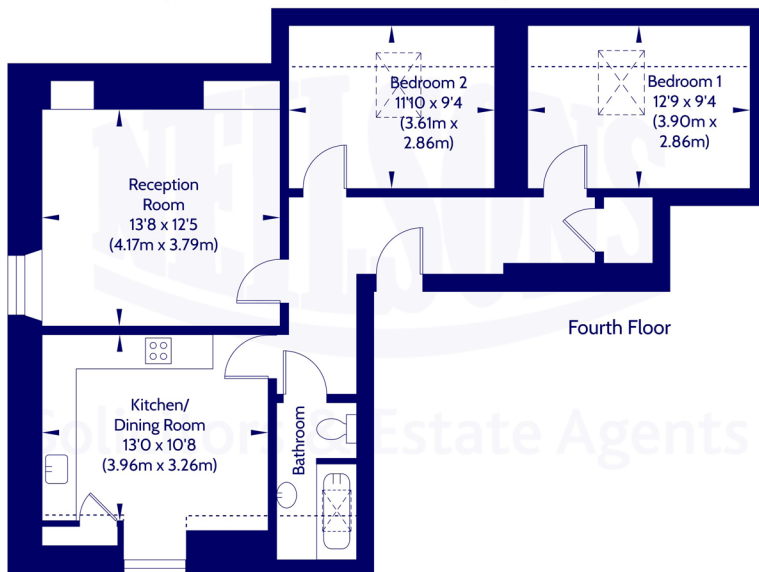
## Location

Raeburn Place is a thriving thoroughfare in the heart of fashionable Stockbridge. This vibrant city centre location offers an abundance of local amenities including independent shops , cafes, bakeries, restaurants and bars as well as a health centre. There is a Waitrose supermarket and M&S Food within easy reach, with further supermarkets and popular retailers close by at Craighleith Retail Park. Local recreational facilities include the wide open spaces of Inverleith Park ,the Royal Botanic Gardens and the Grange Club's tennis hockey squash and cricket facilities as well as Gyms, yoga and pilates studios and Glenogle Swim Centre. The city centre is within walking distance and a choice of cycling routes are also close at hand. Regular local bus services offer swift access into the city centre and surrounding areas.





Approx. Gross Internal Floor Area 72.58 Sq M / 781 Sq Ft.



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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