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Offers Over  
**£250,000**

# 110/12 St Stephen Street

Stockbridge | Edinburgh | EH3 5AQ

A superb opportunity has arisen to acquire this excellent one bedroom first floor flat pleasantly situated within the highly sought-after district of Stockbridge. With excellent local amenities and transport links, this would undoubtedly appeal to first-time buyers, professionals or investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

In brief the internal accommodation comprises; a spacious dining hallway with useful large storage cupboard, light and airy reception room with view of Saint Stephen's Church, modern fitted kitchen with granite worktop and integrated appliances, spacious double bedroom with large fitted wardrobes, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and refurbished sash & case windows. secure entry system, lift and stair access,



## Extras

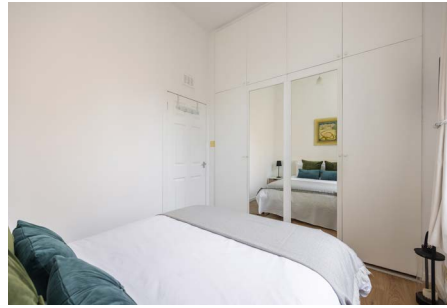
All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge, integrated dishwasher and integrated washing machine.

## Gardens, Parking & Factor

There is a well maintained communal patio and garden within the block, as well as meter/permit parking to the front and surrounding area. The building is managed by Charles White for a monthly fee of approx. £55. This includes the maintenance of communal grounds, lift and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







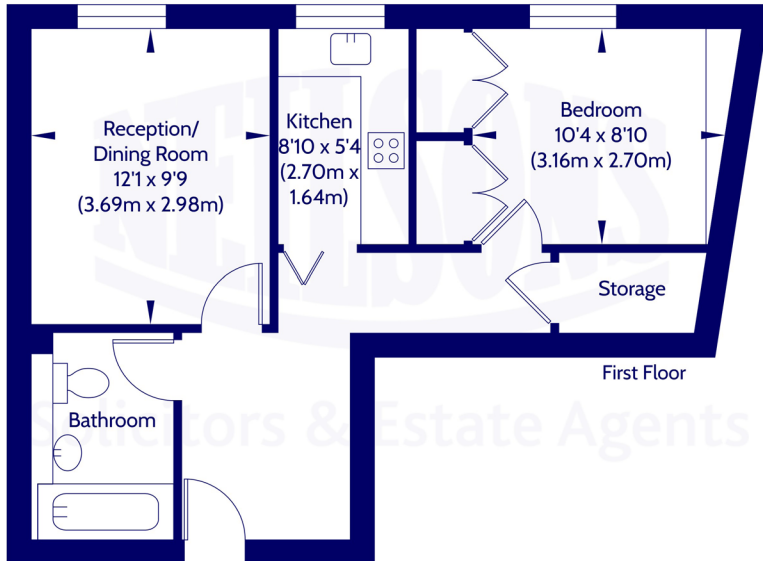
## Location

St Stephen Street forms part of the vibrant cosmopolitan district of Stockbridge which hosts an excellent range of small independent retailers, a Sunday farmer's market, some of the best cafes, bakeries, bars and restaurants in the city, as well as a range of supermarket options which includes both Waitrose and Marks & Spencer. The New Town, Princes Street and George Street are a short walk away and frequent public transport services provide access to the rest of the city. Leisure facilities in the area include The Royal Botanical Gardens, Inverleith Park, a choice of gyms and swimming pools, as well as tennis, rugby and cricket clubs. The Water of Leith Walkway is also on hand providing lovely walks. The property is convenient for the Western General Hospital and Fettes Police Head Quarters. The City Bypass, which links the main Scottish motorway network is within an easy commute.





Approx. Gross Internal Floor Area 42.9 Sq M / 462 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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