



19 St Stephen Street, Edinburgh, EH3 5AN

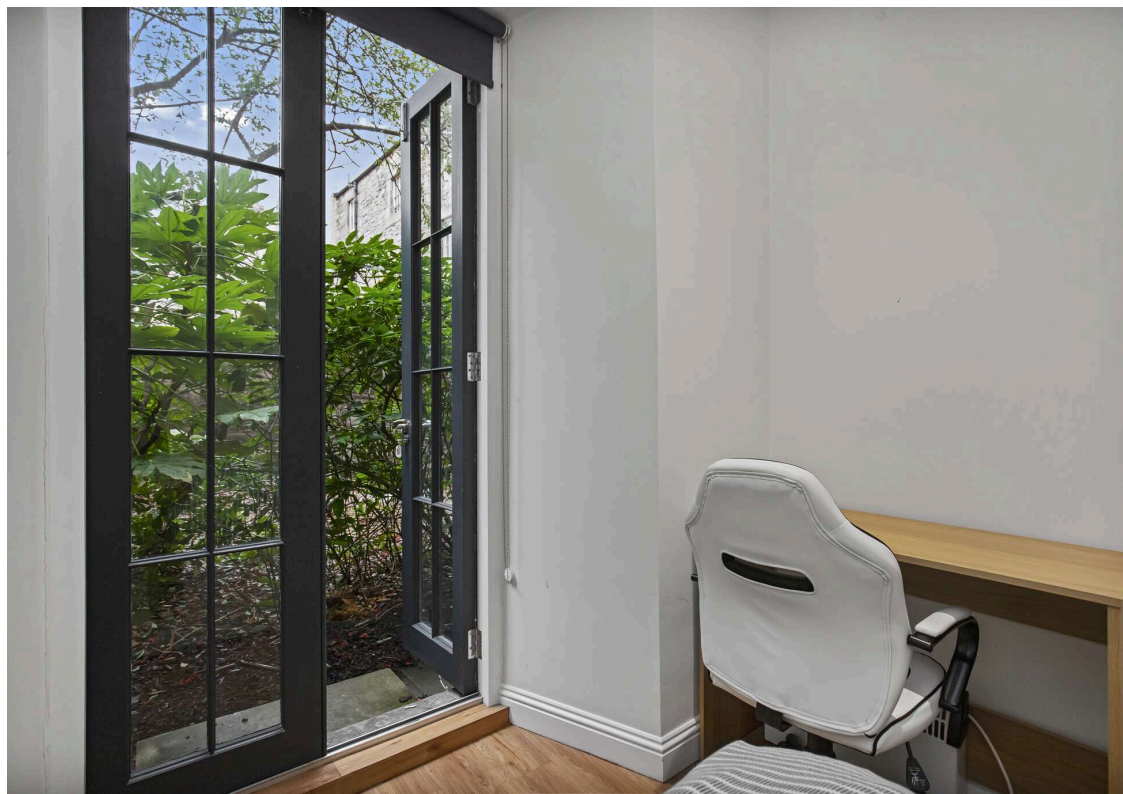


## Welcome

Welcome to St Stephen Street, this fabulous two bedroom, main door garden flat offers spacious, and contemporary accommodation, the property forms part of a traditional tenement building. In addition, there is a dry-lined under-pavement cellar located to the front of the property along with direct access to the private and shared gardens. The property is conveniently located in Edinburgh's desirable Stockbridge area of Edinburgh within walking distance of a host of excellent local amenities and within easy reach of the city centre. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Open plan living/dining and kitchen.
- Fully fitted kitchen with a range of wall and base units, integrated appliances and island.
- Two double bedrooms both offer direct access to the garden.
- Modern bathroom comprising WC, wash hand basin, bath with shower over.
- Shower room.
- Cellar area.
- Gardens to the rear.
- Permit and metered parking available.







## Stockbridge

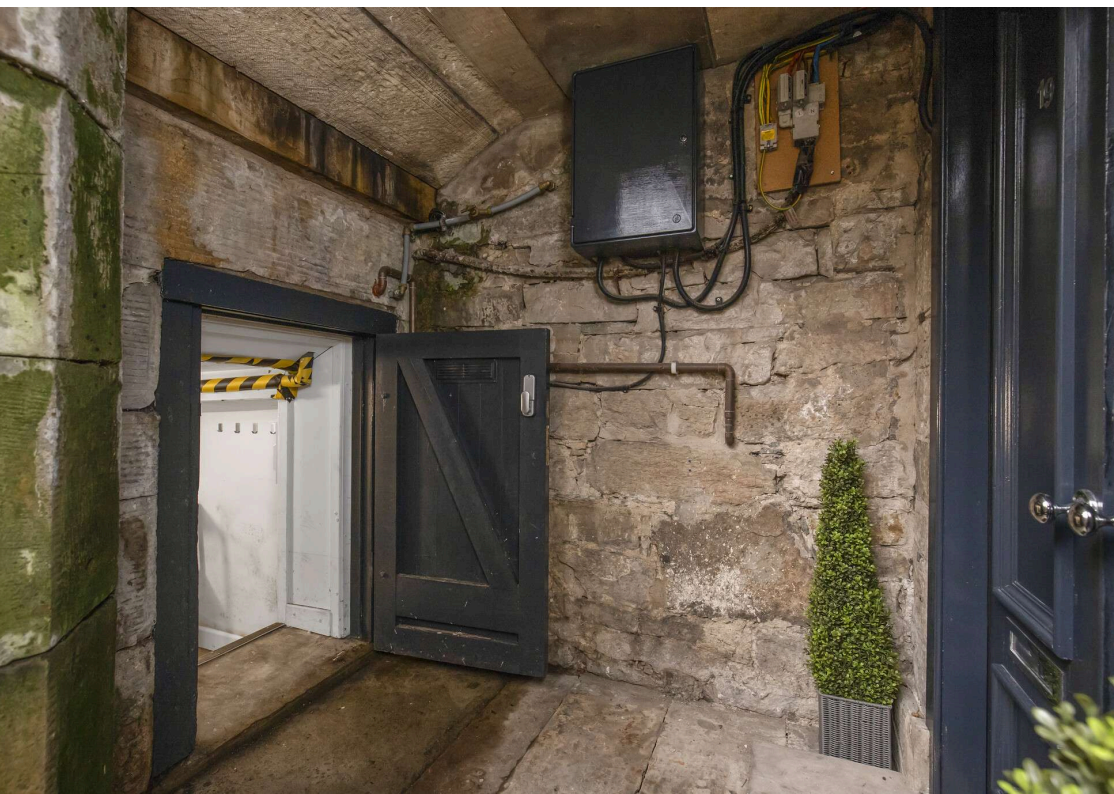
St Stephen Street is situated in the thriving village of Stockbridge, with neighbouring Comely Bank and the New Town, all a short walk north of the city centre. Stockbridge boasts excellent local facilities including an eclectic range of boutique shops, delis, cafés, bars, and bistros as well as two Scotmid Co-operatives and a Sainsbury's Local. Also nearby is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park slightly further afield. The Royal Botanical Gardens, Inverleith Park and the Water of Leith walkway and cycle path are within close proximity and provide pleasant walks.

## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and blinds were fitted.

Various items of furniture are available by negotiation.





# Get in touch

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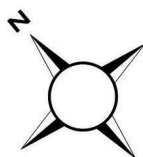
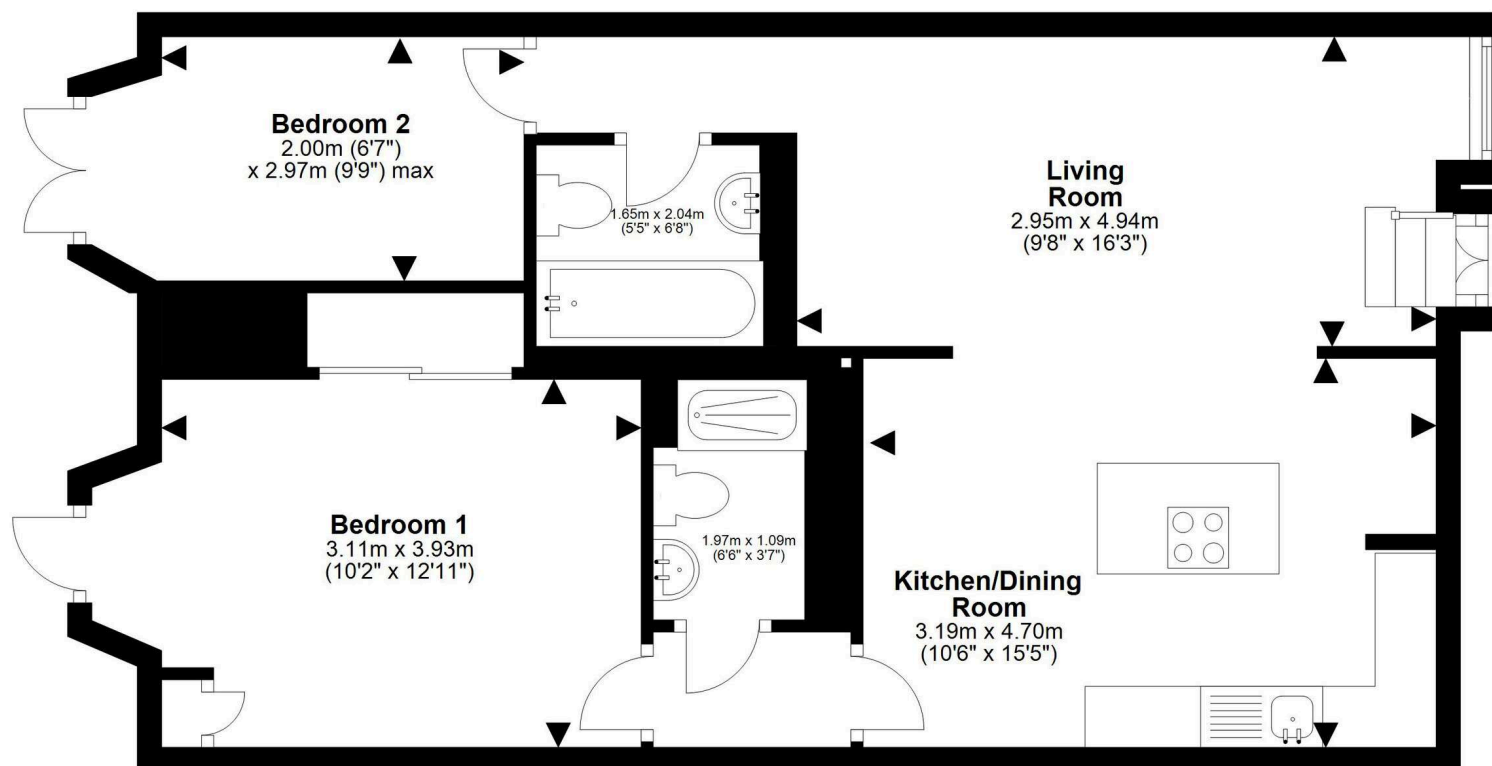
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.