



## Located within the heart of Stockbridge

Two-bedroom, main door, basement flat



This spacious, two-bedroom, main door, basement flat, with courtyard, has a fantastic location in the heart of Stockbridge, set on a peaceful, residential street, yet a stone's throw from an array of independent shops, cafes and restaurants in this vibrant area of the city. The property has generously proportioned rooms, is decorated in neutral tones, has lovely period features and benefits from double glazing, gas central heating and four external stores, three of which are lined and have power. The accommodation consists of an entrance hallway, with storage and access to the rear communal stair and garden, an attractive lounge, with a fireplace and working shutters. There is a dining kitchen, with a range of fitted units, wooden worktops, a tiled floor and plenty of space for a table and chairs, two bedrooms, both with working shutters and a generous family bathroom, with a feature bath, walk-in shower and a large store cupboard, which also houses the boiler. There is a pretty courtyard to the front of the flat, with space for seating, a communal garden to the rear and residents can have access to St. Bernard's Gardens, with an annual fee of approximately £50.

### Key Features

- Main door, basement flat
- Hallway
- Lounge (virtually staged)
- Dining kitchen
- Two bedrooms (one virtually staged)
- Bathroom
- Period features
- Gas central heating and double glazing
- Private courtyard
- Four external, under pavement stores
- Communal garden
- Permit parking

Access to St Bernards Gardens with an annual charge of approx. £50



## Stockbridge

St. Bernard's Crescent 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, a 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 proximity and provide pleasant walks, whilst Glenogle Swim Centre and the Stockbridge Market, which occurs every Sunday, is only a short walk away from the property. Regular buses run to and from the city centre and surrounding areas, and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach. Both Waverley and Haymarket train stations are a convenient distance away for commuters.



## Extras

All blinds, light fittings, hob, double oven, washing machine and fridge freezer are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

E

## Home Report Valuation

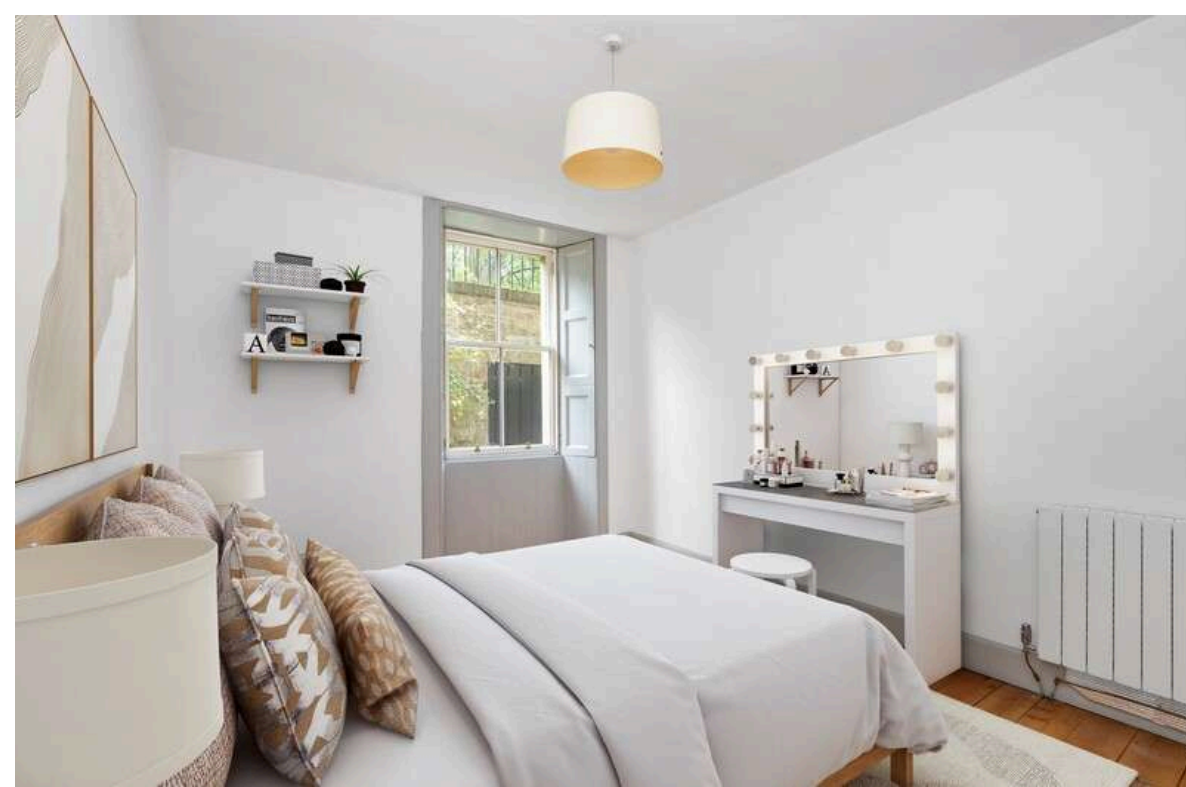
£400,000

## EPC Rating

D

## Tenure

Freehold





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



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