



Charming B-Listed Colony flat

Beautiful, quiet setting



This beautifully presented, two-bedroom, main door, duplex Colony flat has a fantastic location in the extremely sought after Stockbridge area of Edinburgh. A stone's throw from an array of independent shops, cafes and restaurants and lovely green spaces; including the Botanic Gardens and Inverleith Park, not to mention the idyllic Water of Leith walkway, yet tucked away on a quiet street. This property is packed with period features; including cornicing, working shutters and an Edinburgh Press. The accommodation is arranged over two floors and consists of an entrance porch, with attractive tiled floor, a hallway, a light and spacious lounge with an attractive fireplace and gas flame fire. There is a separate dining room, cloakroom with W.C. and a fitted kitchen, with a range of modern, white fitted units, appliances and wooden worktops. On the upper floor there are two generous double bedrooms, one with fitted wardrobes, access to a partially floored attic space from the landing and a family shower room with a walk-in shower, Sani Flo toilet, towel rail, washing machine and a Velux window. There is a particularly nice, private garden to the front, with charming cobbles, pretty borders, an external store, drying poles, a rose arch and edged with replica original railings.

Key Features

- Porch and hallway
- Lounge
- Dining room
- Kitchen
- Cloakroom with W.C.
- Two double bedrooms
- Family shower room
- Period features
- Double glazing on upper floor
- Gas central heating
- Double glazing on upper floor
- Private front garden
- Permit parking



Stockbridge

Located in the much sought after Stockbridge, which offers an ideal location just a 15-minute walk from the city centre. The bustling and unique village atmosphere offers a wealth of amenities including chic boutiques, art galleries, independent shops, bookshops, renowned cheese mongers, fish mongers and a butcher. A fantastic selection of fashionable cafés, restaurants, and pubs line the main street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors could not be more inviting, with Inverleith Park and the colourful Royal Botanic gardens all close by - an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For a vintage treat, the Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. In addition, the area benefits from outstanding schooling in both the private and state sector including Stockbridge Primary, Broughton High, George Heriots, Fettes College and Edinburgh Academy, among others. Stockbridge is well-served by regular bus services to the city centre and beyond and Waverley train station is within walking distance for easy commuting.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, dishwasher and washing machine 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

Council Tax Band

E

Home Report Valuation

£500,000

EPC Rating

D

Tenure

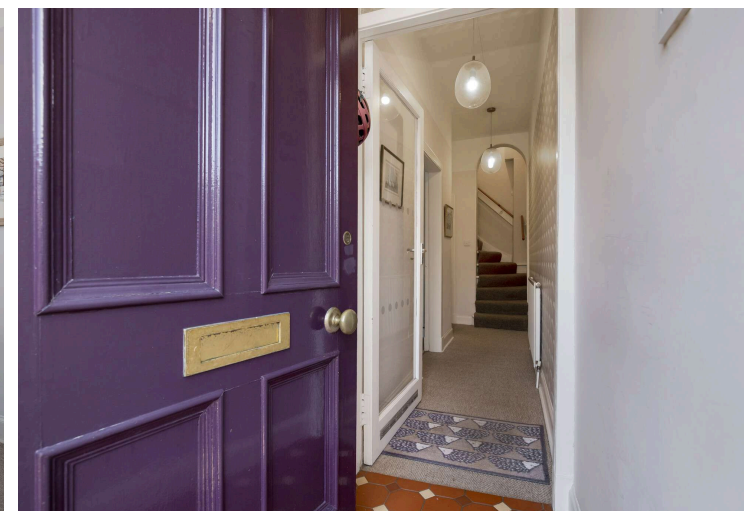
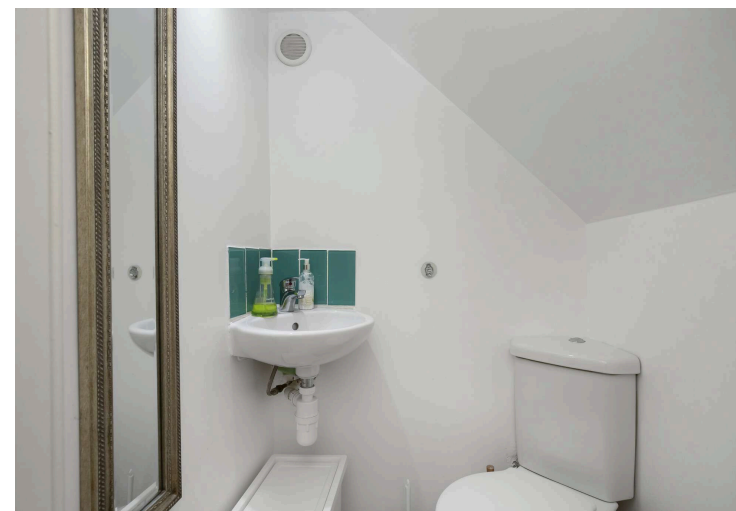
Freehold





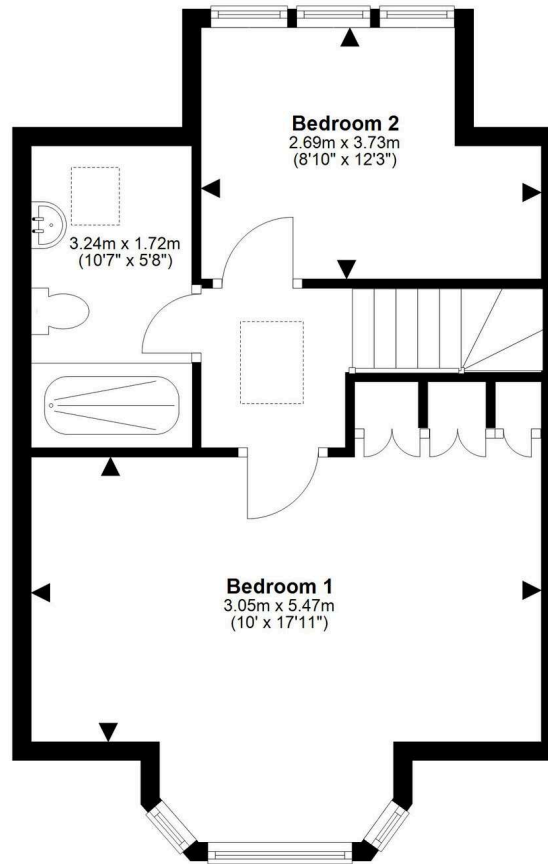
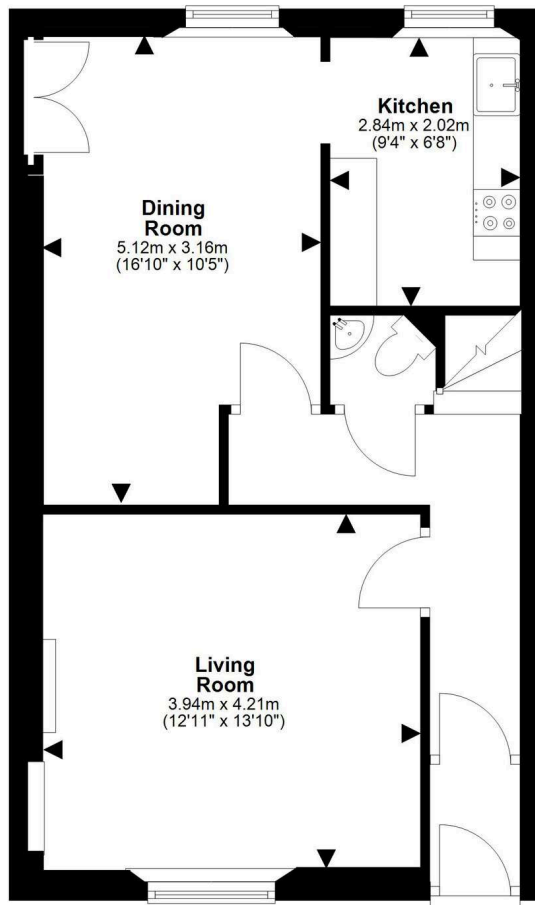


"Charming duplex, Colony flat in the heart of Stockbridge, with beautiful period features."



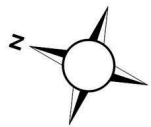






First Floor

Ground Floor



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.



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