

Peebles
Call 01721 723999

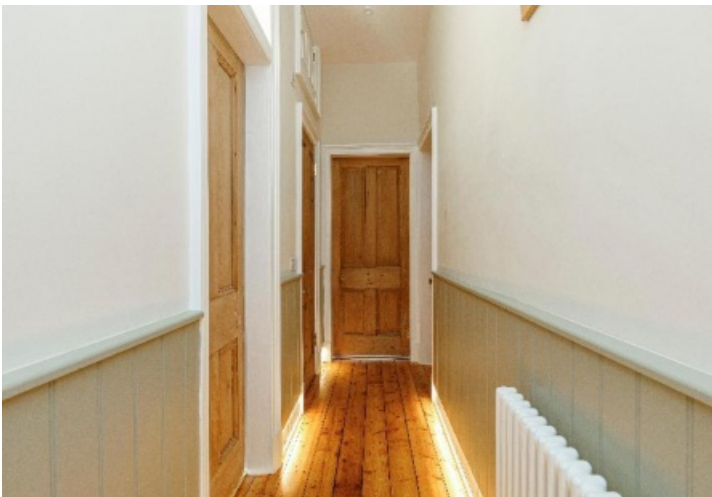
Offers over £295,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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47/4 Raeburn Place, Edinburgh, EH4 1HX



Located in the highly desirable Stockbridge area of Edinburgh, this sympathetically and meticulously fully refurbished second floor flat retains wonderful traditional qualities whilst benefiting from modern day luxuries. The interior is bright and welcoming from the moment you enter the freshly painted communal hallway and throughout the flat itself. On the doorstep is a superb range of award winning amenities and Michelin starred restaurants. Controlled metered and permit (Zone N3) on-street parking is available.

Accommodation

GROUND FLOOR

- * Secure communal entrance, hallway and stairs

SECOND FLOOR

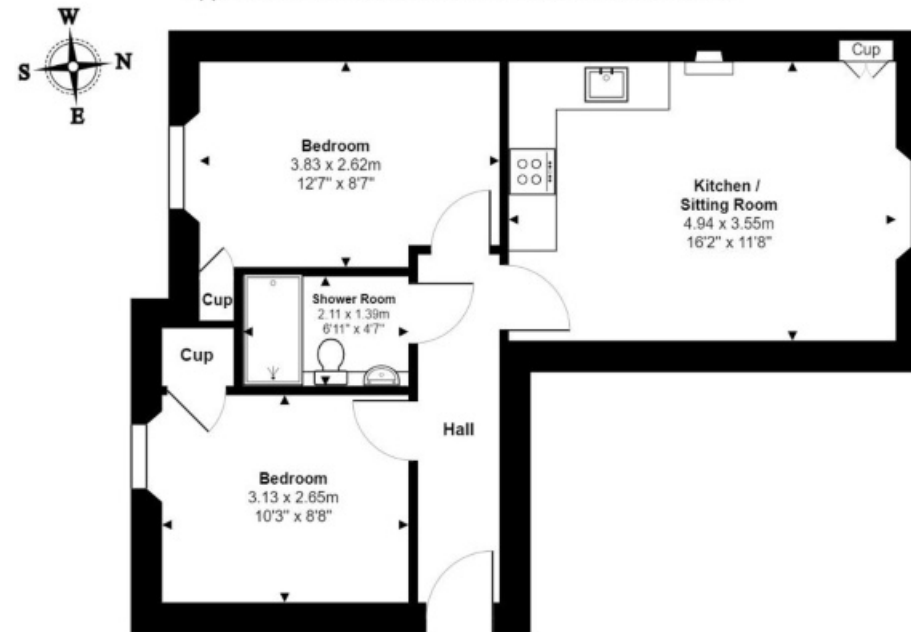
- * Main door
- * Hallway
- * Open plan high specification kitchen with integrated appliances / living room with wall press, feature fireplace and window overlooking Raeburn Place
- * Contemporary shower room with walk-in enclosure and waterfall shower head
- * Both bedrooms are positioned to the rear of the property, benefiting from a peaceful southerly aspect; bedroom 1 with built-in storage and bedroom 2 with utility cupboard off / plumbed for washing machine

UPGRADES INCLUDE

- * Newly installed double glazed sash and casement windows and main door
- * Newly installed boiler / gas central heating system
- * New carpets
- * Fully re-wired and re-plumbed
- * Original floorboards, stripped and varnished
- * Original doors and shutters restored
- * Newly installed shower room
- * Newly installed kitchen with quartz worktops, integrated oven, hob, extractor hood, fridge freezer
- * Freshly painted / decorated throughout

47/4 Raeburn Place Edinburgh

Approximate Gross Internal Floor Area: 46.0 m² ... 495 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Situation

The exclusive conservation area of Stockbridge was developed as part of the New Town and is located just a short walk from the city centre, has excellent links to efficient bus and tram networks, Waverley and Haymarket stations and convenient access to Edinburgh International Airport and Scotland's motorways. The bustling and unique village atmosphere offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques, renowned cheese mongers, fish mongers and a butcher. A Waitrose supermarket can be found at Comely Bank whilst a further range of high street retailers including a Sainsbury's supermarket, Boots and Marks and Spencer are situated at Craighleith Shopping Park. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes.

Fixtures and Fittings

All fixtures and fittings are included in the sale.

Services

Mains gas, electricity, water and drainage

EPC

C

Council Tax

Local Council Area: City of Edinburgh, East Lothian, Midlothian, West Lothian. Council Tax band: B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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