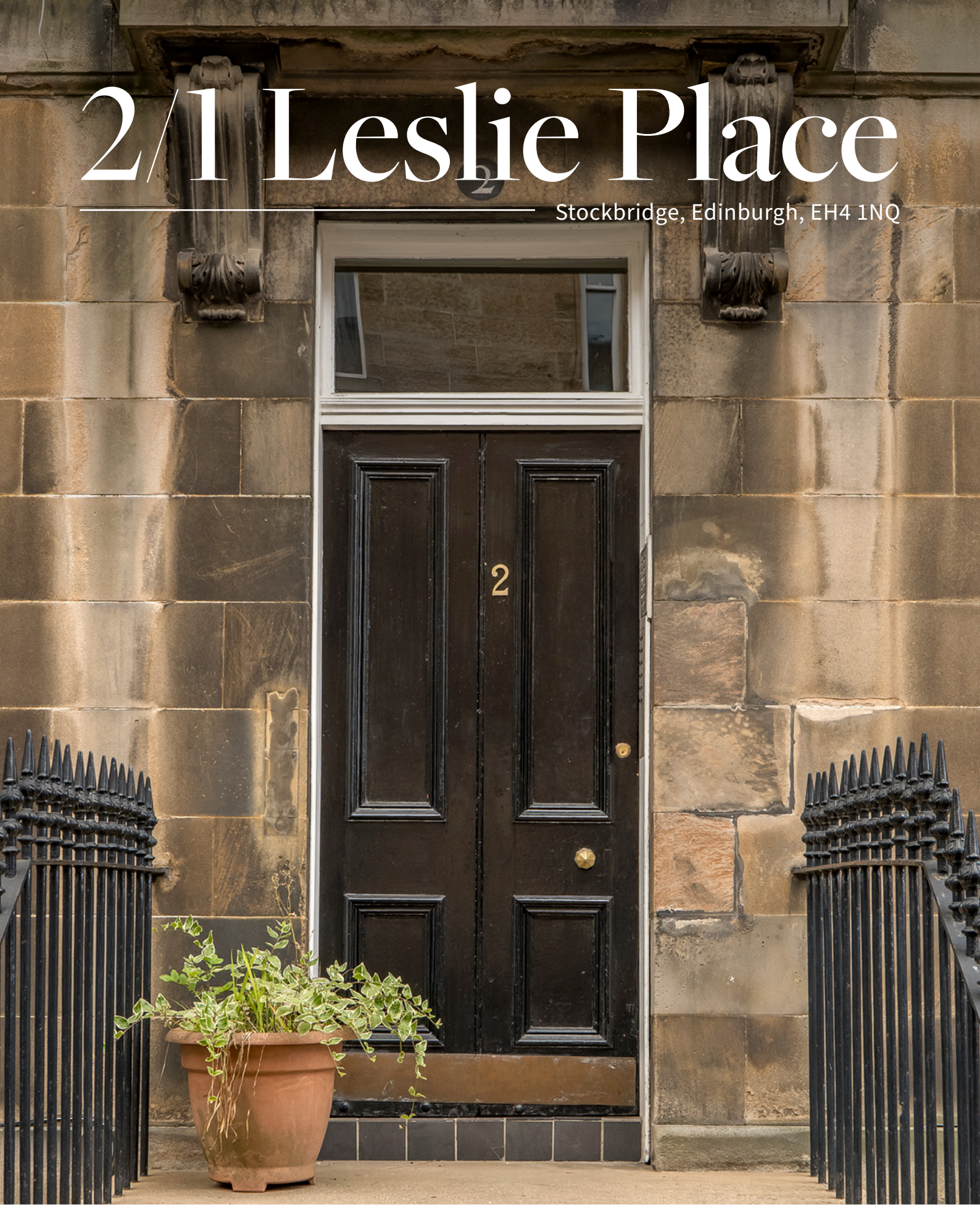


2/1 Leslie Place

Stockbridge, Edinburgh, EH4 1NQ



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A bright and spacious

ground-floor flat

2/1 Leslie
Place



Forming part of a traditional Georgian building, this two-bedroom (plus box room) ground-floor flat is an attractive city residence which is in excellent decorative order. It offers spacious, light-filled accommodation, with the benefits of period architecture, and it is finished throughout with appealing neutral décor – an ideal aesthetic for new buyers. Furthermore, the flat has an exciting location in the heart of Stockbridge within the New Town conservation area. It is just a stone's throw from award-winning amenities and some of Edinburgh's best restaurants, bars, and cafés. In addition, it is just a short stroll from picturesque green spaces, like the Water of Leith Walkway, Inverleith Park, and the Royal Botanic Gardens. It is in the catchment area for highly regarded schools too, and is served by regular bus links. The very heart of the city centre can also be easily reached on foot.

General Features

- A bright and spacious ground-floor city flat
- Part of a traditional Georgian building
- Exciting location in the heart of Stockbridge
- Within the New Town conservation area
- Neutral interior décor throughout

Accommodation Features

- Central hall with built-in storage
- Spacious, southeast-facing living room
- Large, well-appointed dining kitchen
- Two generous double bedrooms
- Versatile box room/study/office
- Airy bathroom with a four-piece suite
- Gas central heating and refurbished sash windows

Exterior Features

- Well-maintained communal garden
- Controlled permit parking (Zone 5)



Welcome inside

this fantastic city home

Accessed via a secure telephone-entry system, the flat's front door opens into a central hall that offers an inviting introduction. It provides useful built-in storage and it sets the scene for the following accommodation, which lies in wait behind four-panel wooden doors.

A generous living room with a southeast-facing aspect

Fronted by a trio of southeast-facing sash windows, the living room is a wonderfully sunny reception area with a spacious footprint. It is enhanced by subtle neutral décor and white detailing, which creates a relaxed and welcoming living environment. Smooth cornice work highlights the lofty ceiling, whilst a handsome fireplace provides a focal-point for arranging comfy lounge furniture. The room is finished by a shelved recess for books and display items.





A large well-appointed dining kitchen

The dining kitchen is equally spacious as the living area, ensuring plenty of room for a large table and chairs – perfect for sociable dinner parties with family and friends. It has a well-appointed range of wood-toned cabinets, with easy-to-clean splashbacks and stone-effect worktops adding the finishing touches to the popular design. There is additional built-in storage and it comes with a selection of integrated appliances (oven, gas hob, and fridge/freezer) and an undercounter washing machine.



Two double bedrooms

and a box room



The two double bedrooms both mirror the look of the living room, which enhances a calming and airy ambience, at the same time allowing ample scope for new owners to easily add their own stamp. Both rooms are bright and generously proportioned, offering lots of space for bedside tables, wardrobes, and other furnishings. Furthermore, the principal bedroom (with the twin sash windows) has the advantage of a traditional press cupboard for on-hand storage. Adding to the home's versatility, there is also a box room just off the living area. This could be used as a study, a home office, or even playroom, depending upon your requirements.

A four-piece bathroom with chic décor

Finished with a mix of neutral tiles and chic decoration, the bathroom has a light aesthetic. It is fitted with a white four-piece suite, incorporating a towel radiator, a toilet, a pedestal washbasin, a bath, and a separate shower cubicle. The property has gas central heating for warmth and refurbished traditional sash windows, which allow an abundance of natural light into the home.





A well-kept communal garden

Outside, homeowners have shared use of a large and well-maintained garden, which is enclosed by a stone wall. It features mature trees, and is predominantly laid to lawn, including a communal drying green. Furthermore, residents have access to controlled permit parking (Zone 5), ensuring they have a space to park – an essential feature in the city centre.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, the beds, wardrobes, chest of drawers, sofas, and kitchen table and chairs to be included in the sale. Additional furnishings are also available. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Property Name

2/1 Leslie Place

Location

Stockbridge, Edinburgh, EH4 1NQ

Approximate total area:

102.3 sq. metres (1101.2 sq. feet)

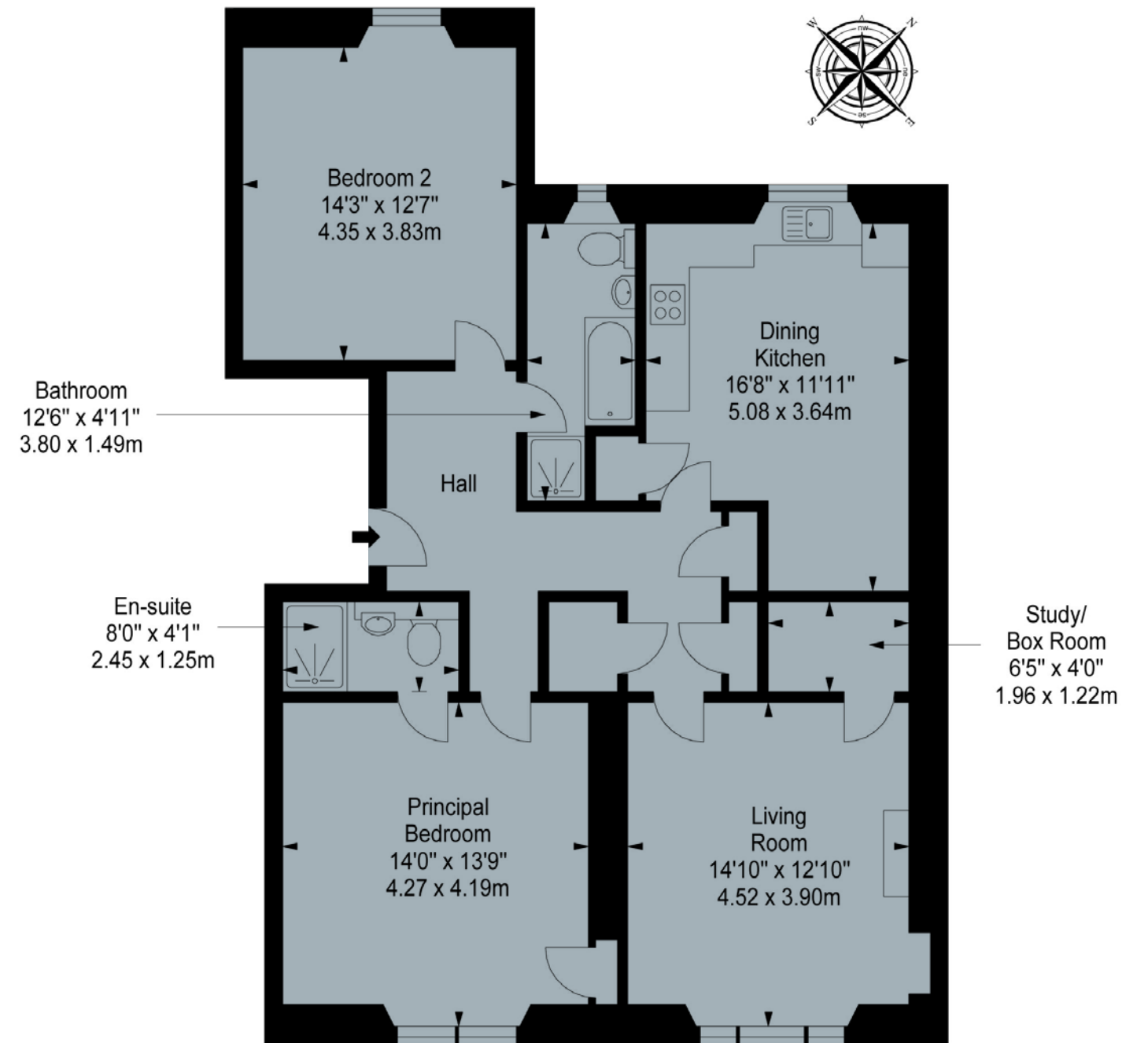
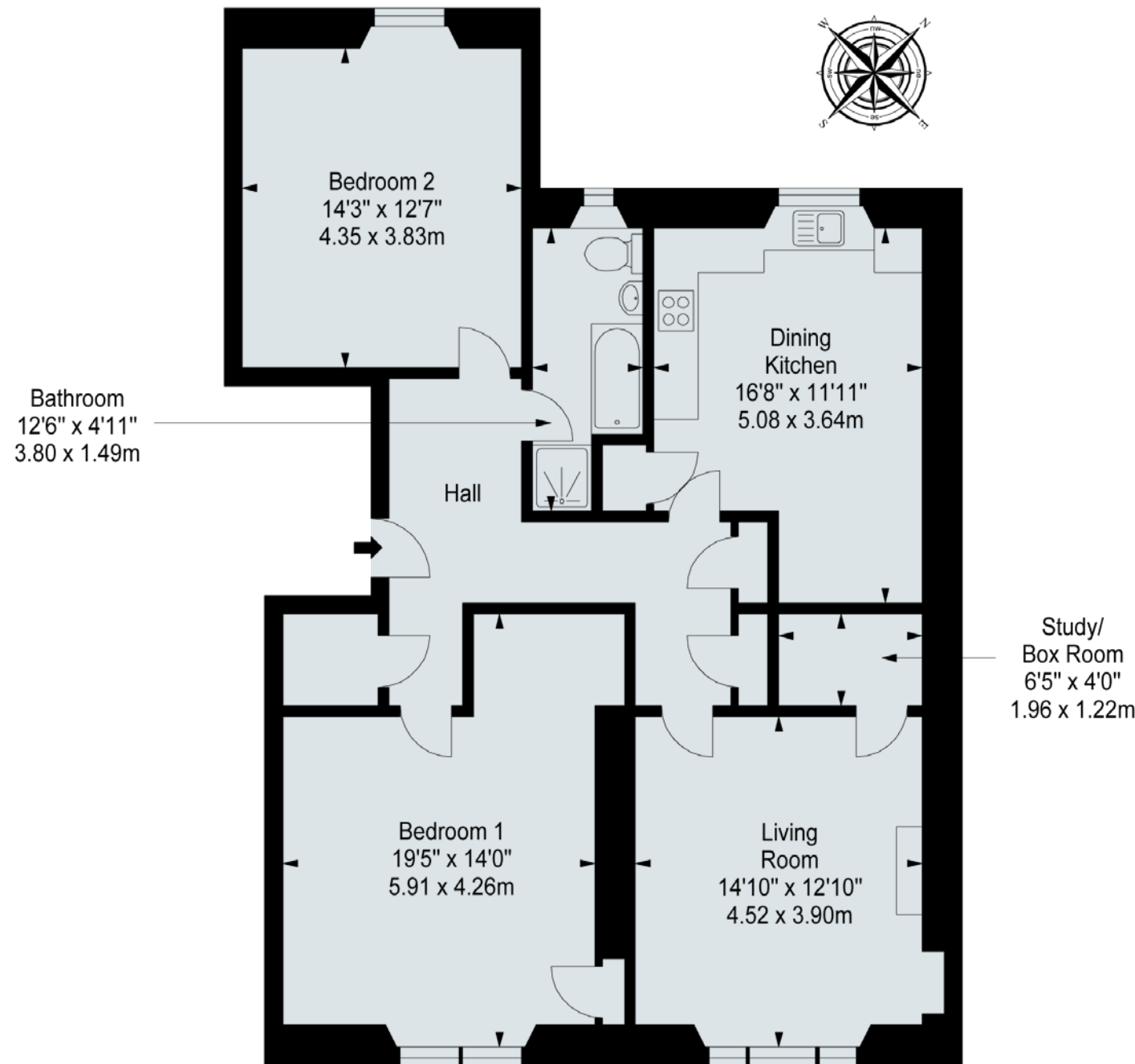
The floorplan is for illustrative purposes.
All sizes are approximate.

- Current layout
- Alternative layout

EPC Rating - C

Council Tax Band - E

Home Report Value - £450,000





Stockbridge

Known as Edinburgh's urban village



The desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style

Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.

Let us help you find your next
dream property!



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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.