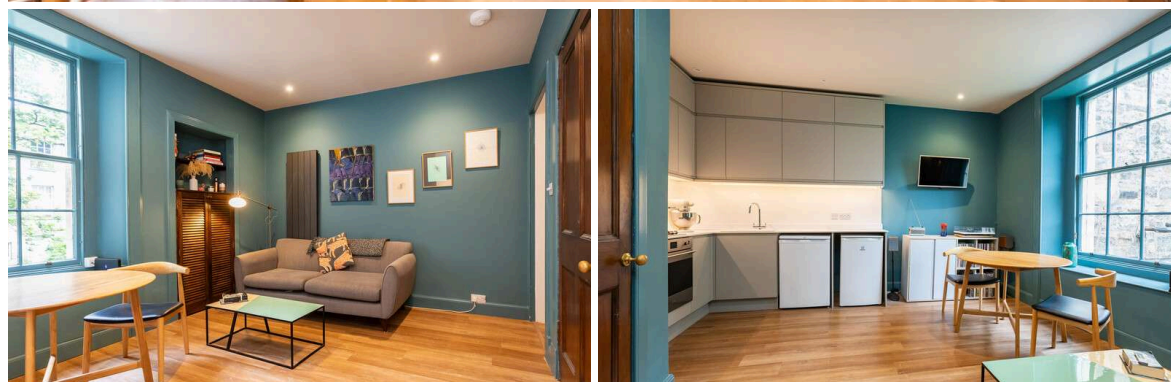




16/4 St Stephen Place  
STOCKBRIDGE | EDINBURGH | EH3 5AJ

  
warners  
solicitors & estate agents



## 16/4 St Stephen Place

STOCKBRIDGE | EDINBURGH | EH3 5AJ

Stylish and well-sized one-bedroom apartment situated in the prestigious Stockbridge district of Edinburgh.

This stunning property has been decorated to an exceptional standard throughout and is offered to the market in move-in condition. The open plan living/dining room/kitchen is of an excellent size and provides a great space for relaxing or entertaining friends and family. The double bedroom is also of an excellent size, and a modern shower room and separate WC complete the accommodation.

Outstanding local amenities include a range of stylish bars, restaurants and cafes, and the apartment lies within walking distance of the city centre. Offering immense appeal to first-time buyers as well as holding investment potential, early viewing is highly recommended.

- Stylish one-bedroom apartment
- Highly desirable location
- Outstanding local amenities
- Living/dining room/kitchen
- Double bedroom
- Shower room
- WC
- Communal rear garden
- Permit parking

Oven and hob included in sale. Washing machine, dishwasher and fridge freezer can be negotiated. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

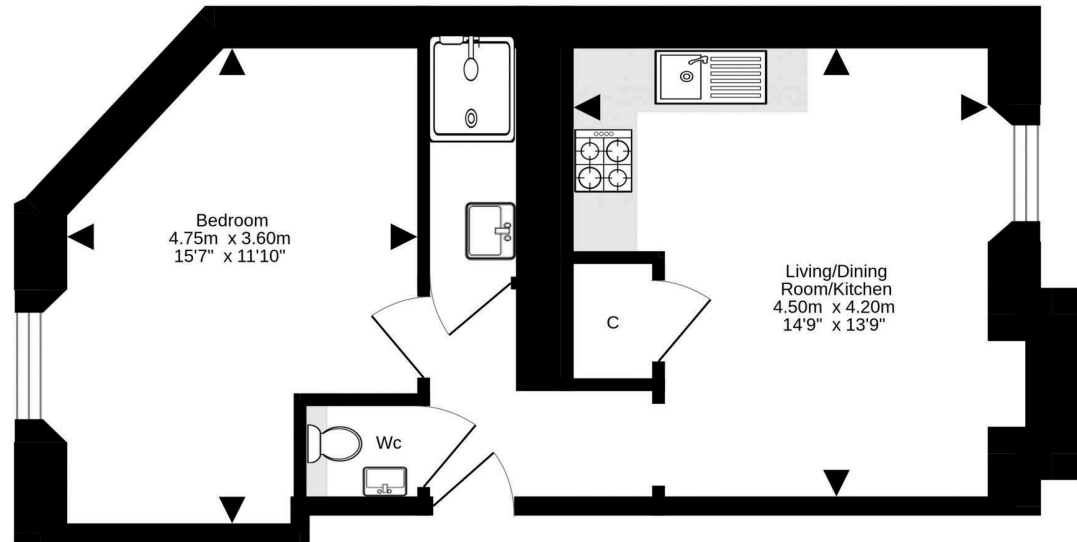


Fashionable Stockbridge has a great community spirit and offers a wealth of specialist shops, cafes and restaurants to its residents. Princes Street and George Street with all their amenities and attractions are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walkways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





Shower Room  
2.40m x 0.90m  
7'10" x 2'11"



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