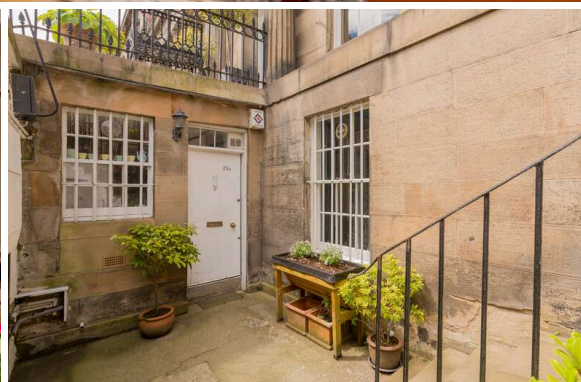
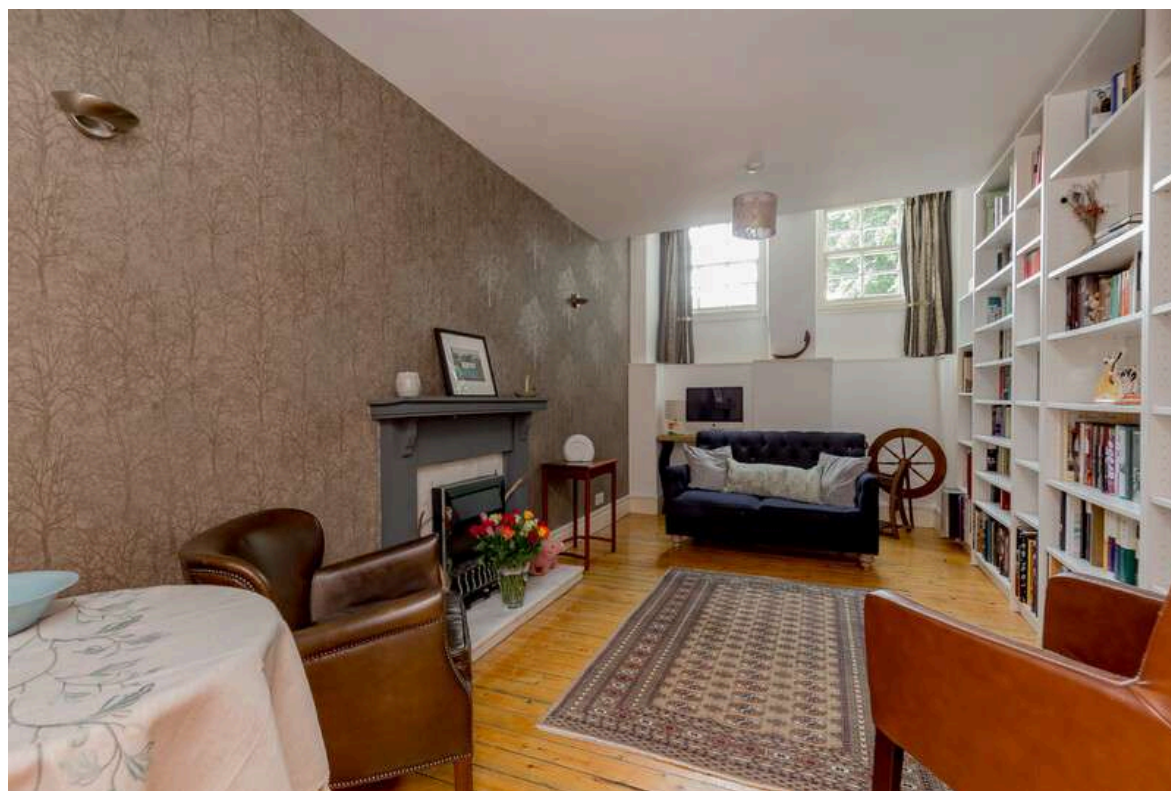




29A St Bernards Crescent
STOCKBRIDGE | EDINBURGH | EH4 1NR


warners
solicitors & estate agents



29A St Bernards Crescent

STOCKBRIDGE | EDINBURGH | EH4 1NR

Nestled within a traditional Georgian stone-built building, this charming one-bedroom, main door basement flat combines historic elegance with modern amenities. The property welcomes you through its lovely courtyard, perfect for enjoying outdoor relaxation. Adjacent to the courtyard, you'll find two cellars and a store, providing ample storage space.

Upon entering the flat, you're greeted by a modern kitchen. This contemporary space features an internal cellar, versatile enough to serve as a pantry, a cosy workout area, or a compact home office, adapting to your lifestyle needs.

The heart of the home is a spacious, twin windowed living room. Tastefully decorated, this room exudes warmth and style, offering an inviting space for relaxation and entertaining guests.

The bedroom is a double room, offering a serene retreat with a pleasant view of the courtyard. Natural light filters through, creating a tranquil and restful ambiance. Completing the property is a sleek, contemporary shower room, designed with modern fittings and finishes, ensuring comfort and convenience.

This Georgian flat seamlessly blends the charm of historic architecture with the comfort of modern living, making it a delightful place to call home. In brief it comprises -

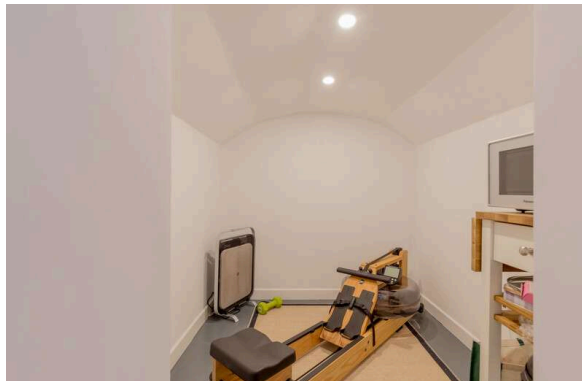
- Lovely courtyard with two cellars and a store.
- Modern kitchen with well appointed units.
- Compact, internal cellar adding to the homes flexibility.
- Spacious, twin windowed living room with feature fireplace.
- Double bedroom with pleasant courtyard view.
- Contemporary shower room.
- Gas central heating.
- Access to local, private garden.
- On street, permit parking.

Included in the sale will be the fridge, hob, oven, and washing machine. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their amenities are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. 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.

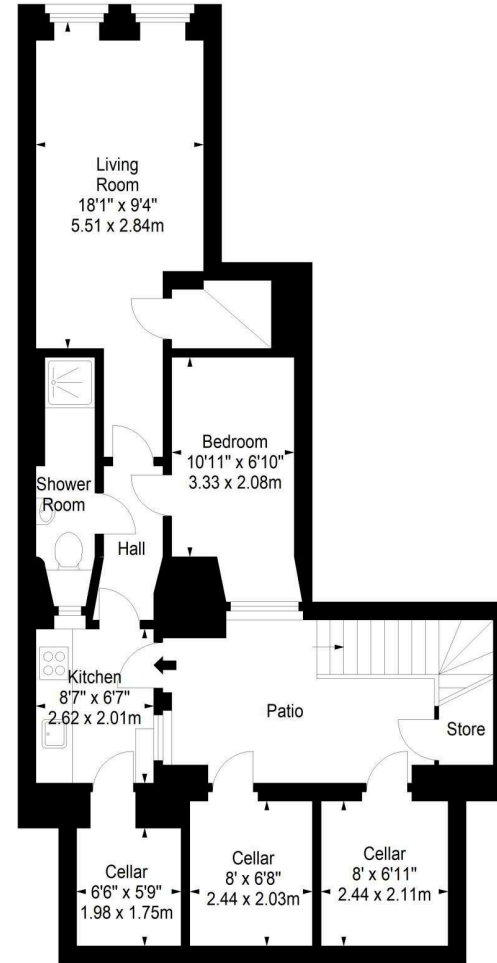




**St. Bernards Crescent
Edinburgh, EH4 1NR**



Approx. Gross Internal Area
617 Sq Ft - 57.32 Sq M
(Including Cellars & Store)
For identification only. Not to scale.
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Basement