



2/2 Stanhope Street
WEST END | EDINBURGH | EH12 5JB



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Well-presented two-bedroom, ground floor apartment benefitting from a private rear patio area and boasting a highly sought-after location just west of Edinburgh's city centre.

This stunning apartment has been tastefully decorated throughout and is offered to the market in true move-in condition. The open plan living room and kitchen forms the main public space in the property, perfect for relaxing, or entertaining friends and family. The modern kitchen is well-appointed and offers plenty of built in cupboard storage as well as integrated appliances including an induction hob, oven and microwave oven, fridge freezer, and dishwasher. There is a separate laundry cupboard with space for a washing machine. From the stylish living area, sliding doors open to the south facing rear walled garden.

Both bedrooms are well-sized doubles, and a modern family bathroom completes the internal accommodation.

Offering access to outstanding public transport links, and situated within easy reach of all the amenities of Edinburgh's city centre, early viewing is highly recommended to avoid missing out on this wonderful apartment.

- Two-bedroom, ground floor apartment
- Sought-after location
- Excellent nearby amenities
- South-facing private rear garden
- Open plan living room/kitchen
- Inviting hall with storage
- Modern bathroom
- Two double bedrooms
- Residents' car park with allocated parking space
- Gas central heating
- Double glazing

All fixtures, fittings and integrated appliances will be included in the sale while the bedroom wardrobes can also be included with separate negotiation. EPC Rating C.

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

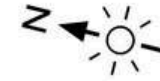


This appealing property is set along a quiet cobbled street in the desirable West End of Edinburgh, close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.





Stanhope Street,
Edinburgh,
Midlothian, EH12 5JB



Approx. Gross Internal Area
604 Sq Ft - 56.11 Sq M
For identification only. Not to scale.
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