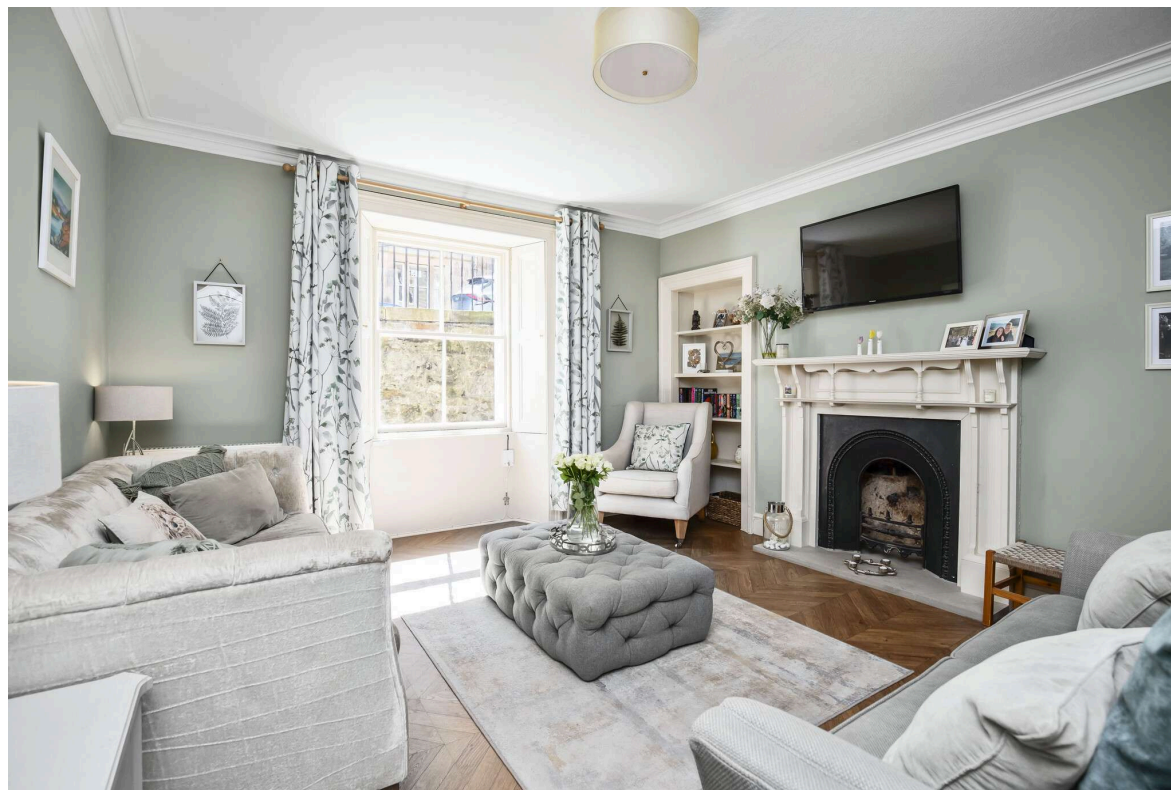




2A/3 Leslie Place
STOCKBRIDGE | EDINBURGH | EH4 1NQ


warners
solicitors & estate agents



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Set in the heart of Stockbridge, moments from excellent artisan cafes, bakeries, bars and restaurants and within easy walking distance of Inverleith Park and the city centre is this truly impressive garden apartment. Renovated to an impeccable standard whilst retaining its period charm this property boasts direct access onto a well-kept communal garden and would make an ideal home in one of the city's most sought-after locations.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright lounge with feature fireplace, an exquisite dining kitchen with island and breakfast bar, contemporary kitchen units, generous dining space and French doors leading to the garden. There are two well-proportioned double bedrooms and the flat is completed by an elegant bathroom with shower over bath.

- Immaculate garden apartment
- Handsome tenement in the heart of Stockbridge
- Welcoming hallway
- Bright lounge with feature fireplace
- Luxury dining kitchen with island and garden access
- Two ample sized double bedrooms
- Stylish bathroom with shower over bath
- Well-kept communal garden

Energy Rating C, Council Tax Band E.

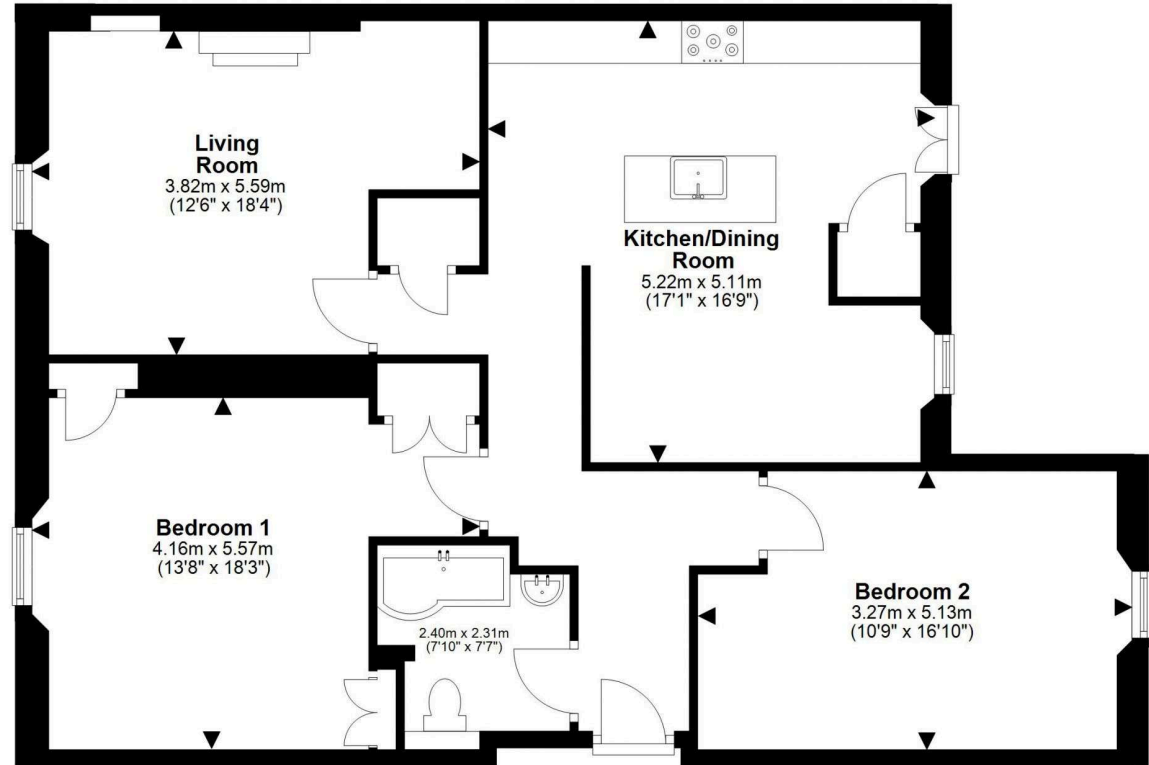
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and white goods will be included in the sale. Please note the hallway light fittings will be removed and replaced.

The subjects are located in the fashionable Stockbridge area of Edinburgh - one of the city's premier postcodes. The area boasts a wealth of specialist shops, artisan cafes restaurants and an M&S and Waitrose supermarket. Princes Street and George Street with all their exquisite amenities are well within easy 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. The area is conveniently close for some of the city's best independent schools whilst being within the catchment of first-rate local state schools. The area benefits from the Dean Tennis club and is close to Westwood's gym. 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.





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

