

COULTERS<sup>©</sup>

# 17 (1F2) CHEYNE STREET

STOCKBRIDGE, EDINBURGH, EH4 1JA

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Set within a charming traditional tenement in the highly sought-after Stockbridge area, this beautifully presented one-bedroom first-floor flat has been finished to an exceptionally high standard. Boasting stylish interiors, quality fixtures, and elegant period features, the property is an ideal first-time purchase or investment opportunity.

Upon entering, a welcoming hallway sets the tone for the rest of the home. The sitting room showcases timeless character and offers an inviting space with a perfect blend of traditional charm and modern design.



The sleek kitchen is fitted with modern base and wall-mounted units, complemented by ample worktop surfaces and a breakfast bar. Integrated appliances include a fridge freezer, oven, hob, and cooker hood.

The double bedroom is beautifully decorated in a soft sage tone and has a traditional shelved Edinburgh press as well as ample space for a home working area, making it perfect for professionals. The fully tiled shower room is finished to a high standard, featuring a luxurious walk-in shower with a matt black grid screen and a waterfall shower, along with a fitted wash hand basin and WC.

## KEY FEATURES



Immaculately presented first floor flat.



Double bedroom with home working area.



Well-kept communal garden.



Permit parking available.



Inverleith Park a short stroll away.



Stockbridge shops and restaurants close by.

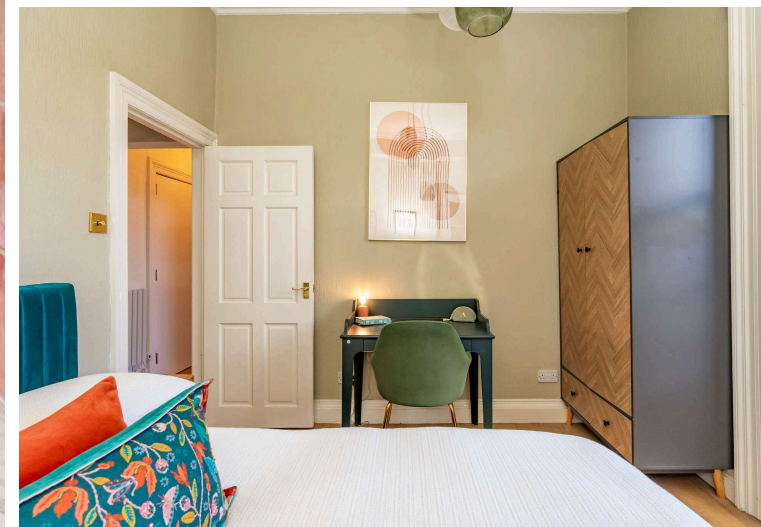


EPC Rating - D



Council Tax Band - C





The property is fitted with a secure entry system, single glazed sash and case windows and modern electric heating. A handy storage cupboard is available in the communal hall.

Externally, a lovely communal garden is located to the rear of the building. Permit and metered parking is available on Cheyne Street.







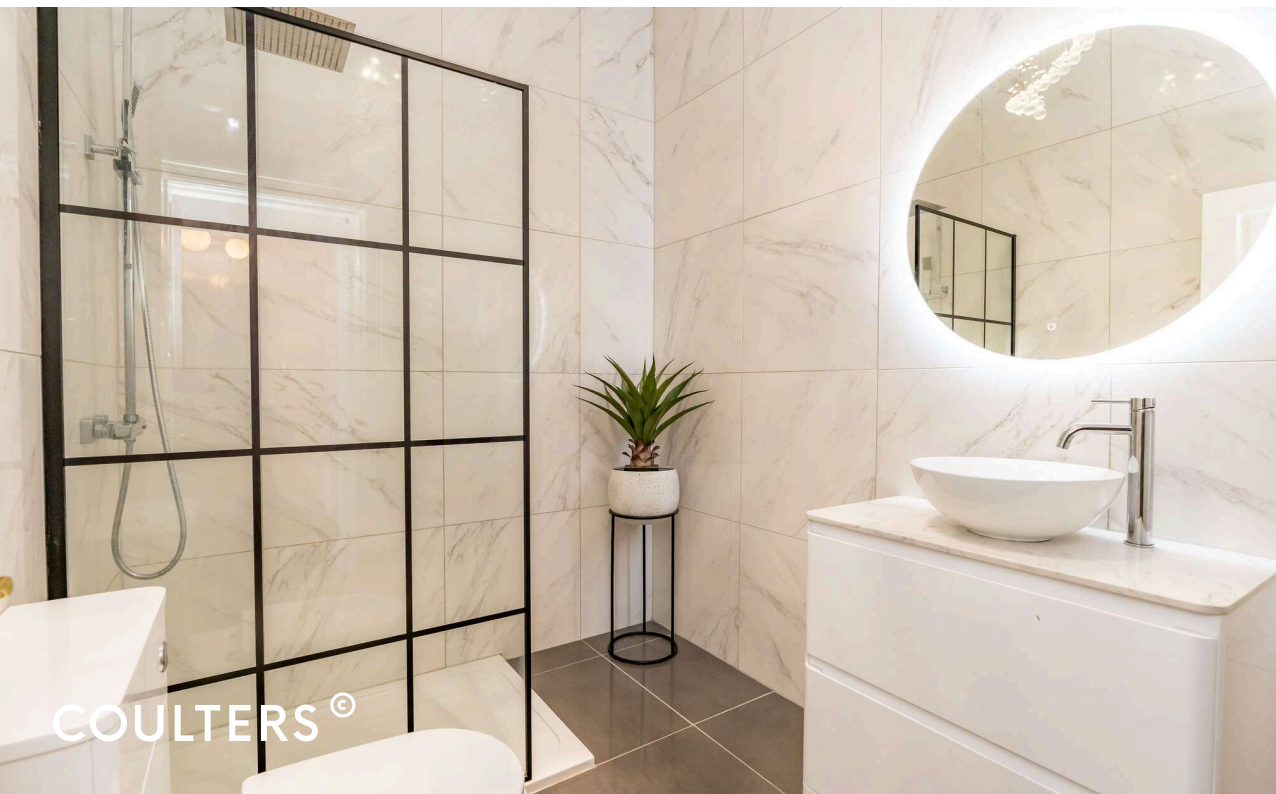
## THE LOCAL AREA

Situated within a conservation area in the heart of Stockbridge, one of Edinburgh's most desirable neighbourhoods, the property is surrounded by an array of fashionable bars, artisan shops, and renowned eateries. A high-amenity area, Stockbridge offers everything from hairdressers and coffee shops to doctors, pharmacies, and convenience stores - all right on the doorstep. For shopping, a Sainsbury's Local is just around the corner on Deanhaugh Street, while a Waitrose in nearby Comely Bank offers further choice. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods.

Outdoor enthusiasts will appreciate the proximity to Inverleith Park and The Royal Botanic Garden, both within walking distance, as well as the picturesque Water of Leith Walkway just moments away. Recreational facilities include Glenogle Swimming Centre and The Grange Club, which offers facilities for cricket, tennis, squash, and hockey. For commuters, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh Airport are all within a 20-minute walk, ensuring excellent connectivity.

## EXTRAS

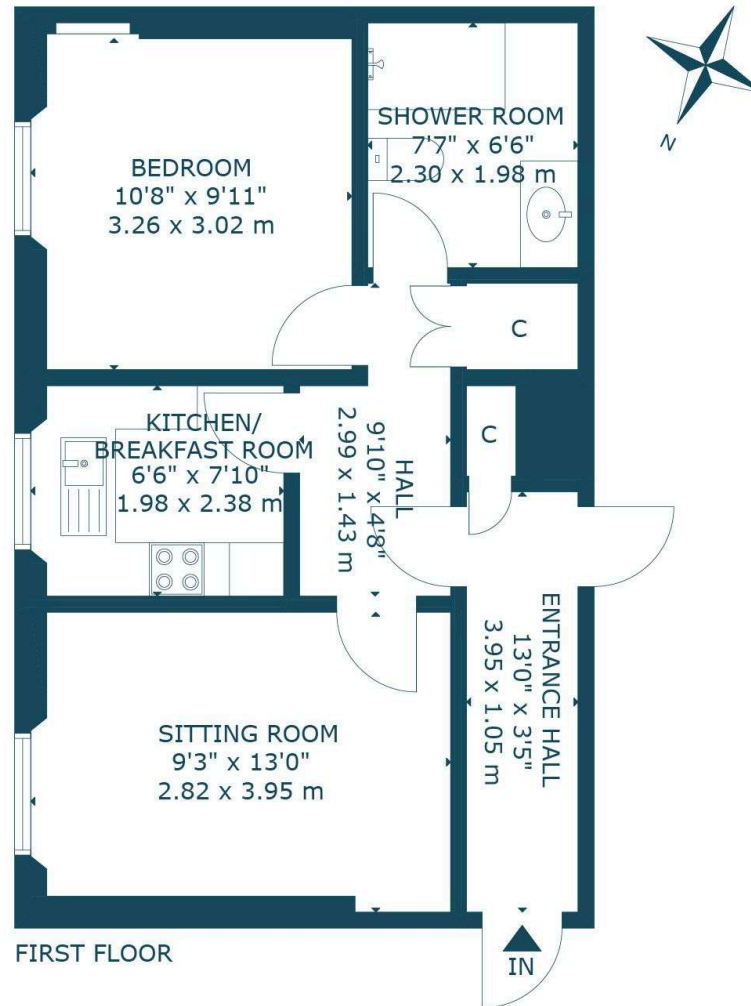
All blinds, fitted flooring, and integrated appliances are included in the sale. The mounted TV and the light fittings do NOT form part of the sale. Other items may be available subject to separate negotiation.











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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 463 SQ FT / 43 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.