

COULTERS[©]

20/1 ST STEPHEN PLACE

STOCKBRIDGE, EDINBURGH, EH3 5AJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Quietly positioned just off the cobbled St Stephen Street, this beautifully presented ground floor flat forms part of a traditional tenement tucked behind the historic stone archway of the old Stockbridge Market. Enjoying a peaceful yet highly central setting, the property would make an ideal first-time purchase or pied-à-terre. The accommodation comprises a welcoming hallway with wooden flooring and a WC. The sitting room and kitchen are set with an open-plan layout, featuring a window with wooden shutters, shelved Edinburgh press, and an open fireplace with a timber mantle.

KEY FEATURES



Ground floor flat on quiet Stockbridge street.



Spacious double bedroom.



Shared garden to the front.



Permit parking available.



Highly desirable location within Stockbridge.



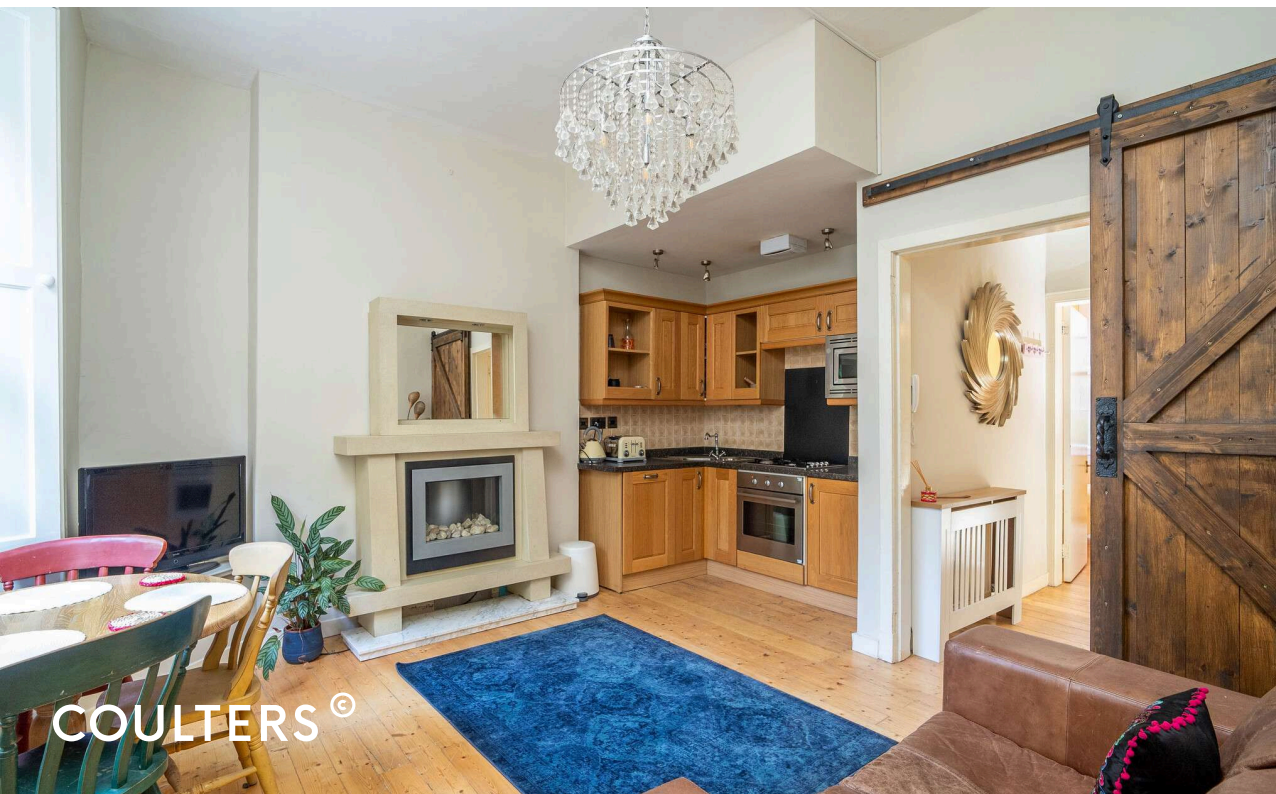
Shops, cafes and restaurants on the doorstep.

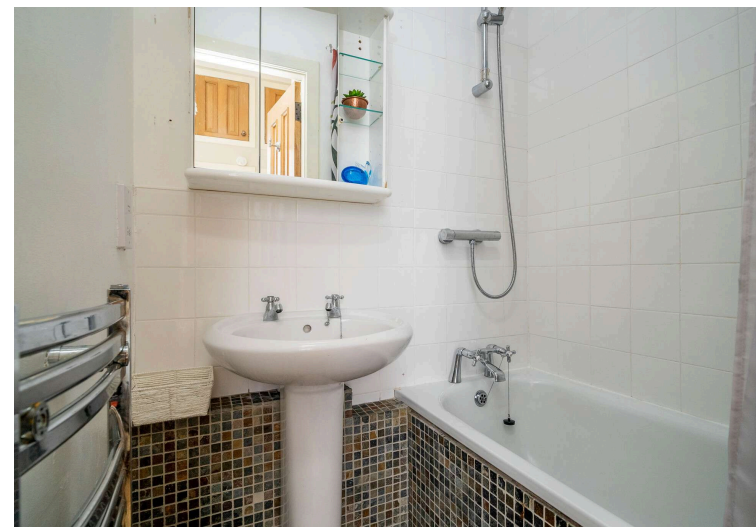


EPC Rating - D



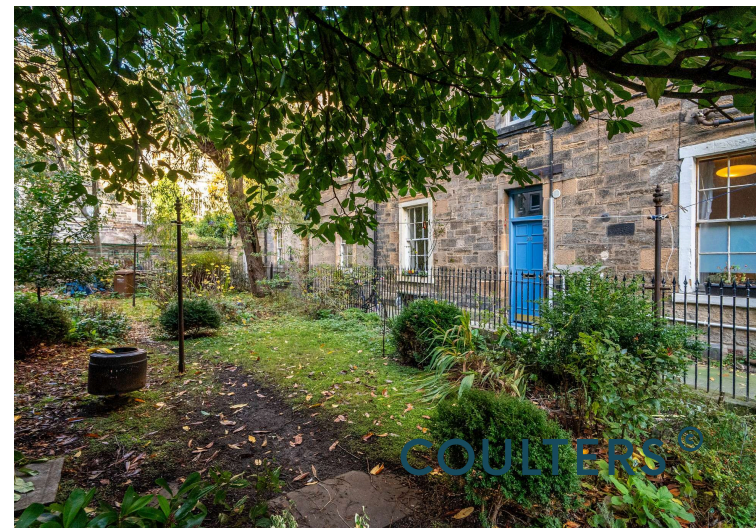
Council Tax Band - C





The kitchen is fitted with solid wood base and wall units, integrated oven, hob, microwave, fridge, and dishwasher. To the rear lies a bright and generously proportioned double bedroom with wooden flooring and excellent storage, including a cupboard housing the gas boiler and another concealing the washing machine. Completing the accommodation is an en-suite bathroom with a white suite and shower over bath.

Externally, residents enjoy access to a shared garden to the front, while permit and metered parking is available on St Stephen Street.





THE LOCAL AREA

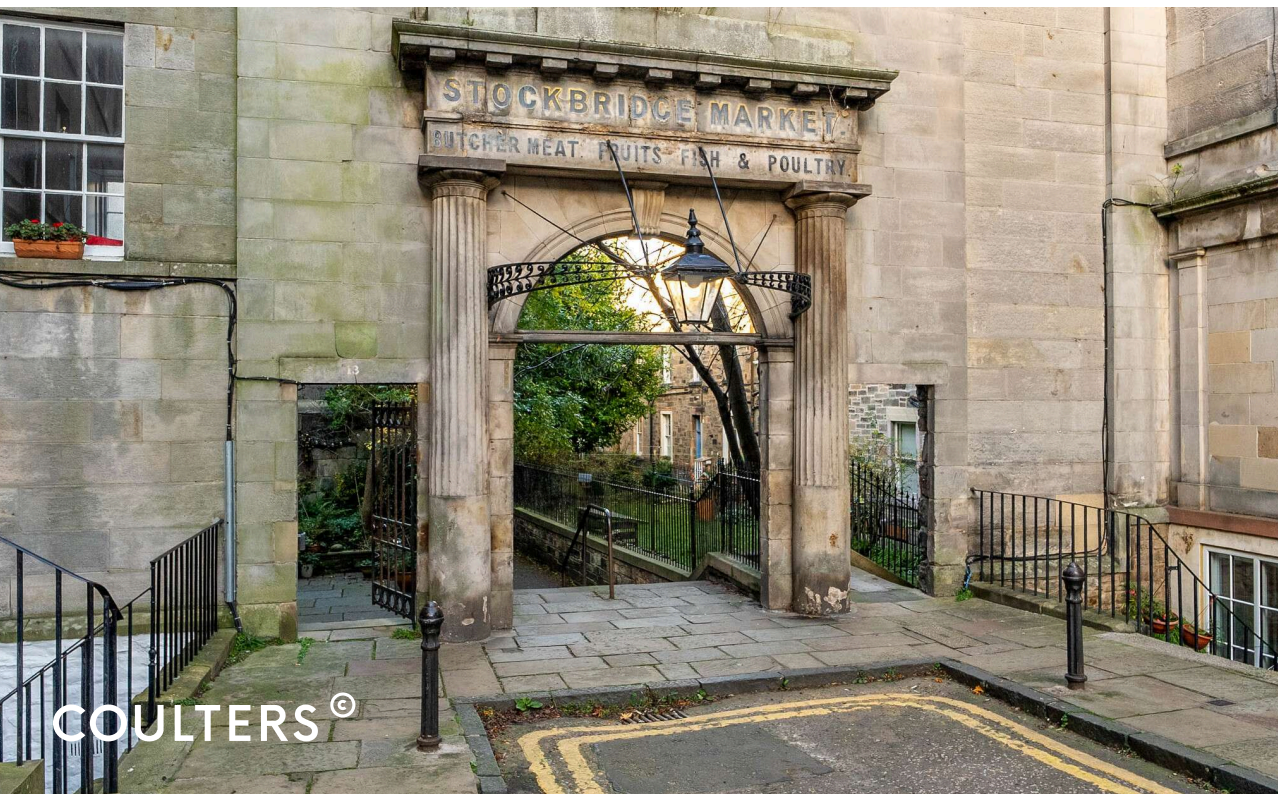
Situated within a conservation area in the heart of Stockbridge, one of Edinburgh's most desirable neighbourhoods, the property is surrounded by an array of fashionable bars, artisan shops, and renowned eateries. A high-amenity area, Stockbridge offers everything from hairdressers and coffee shops to doctors, pharmacies, and convenience stores - all right on the doorstep.

For shopping, a Sainsbury's Local and M&S Food are a short walk away and a Waitrose in Comely Bank offers further choice. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods.

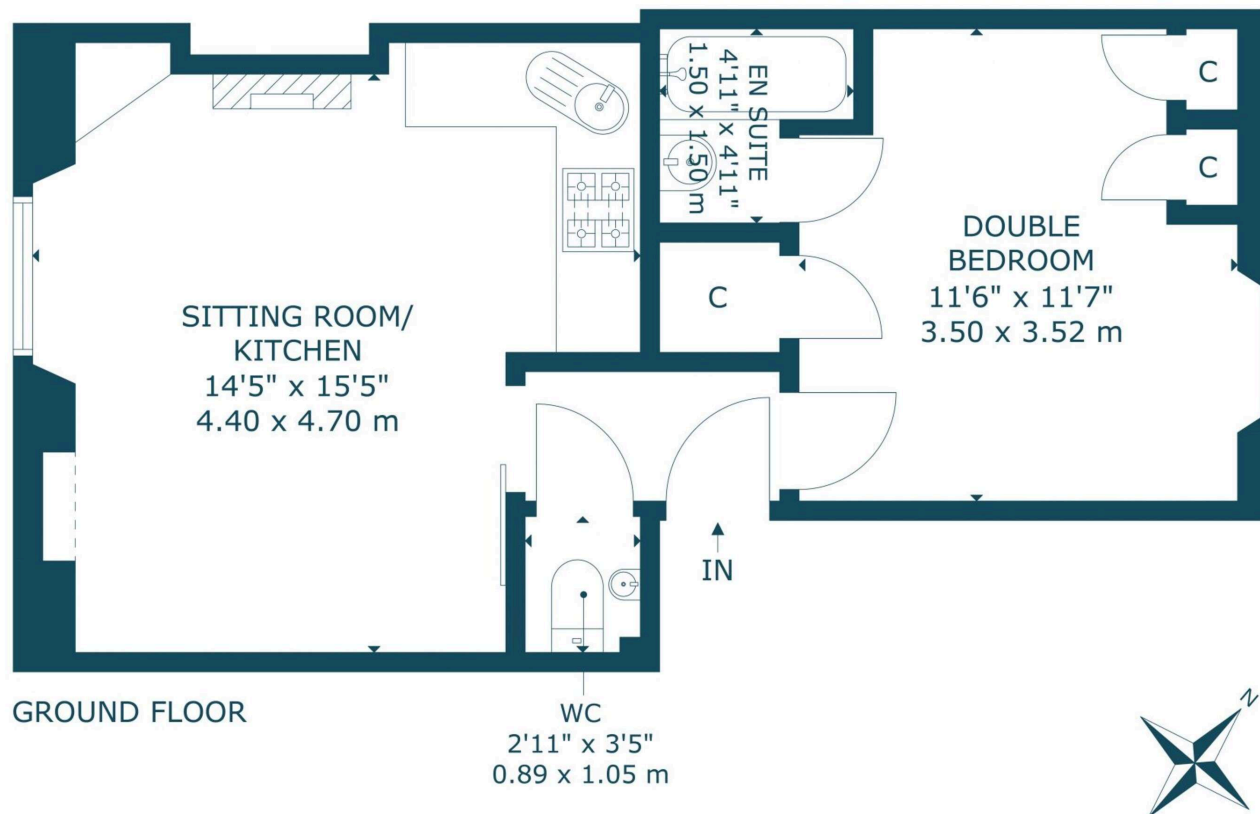
Outdoor enthusiasts will appreciate the proximity to Inverleith Park and The Royal Botanic Garden, both within walking distance, as well as the picturesque Water of Leith Walkway just moments away. Recreational facilities include Glenogle Swimming Centre and The Grange Club, which offers facilities for 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, curtains, light fittings (except the chandelier lights), fitted flooring and white goods are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 404 SQ FT / 38 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.