



17 Avondale Place, Stockbridge,
Edinburgh, EH3 5HX







This is a superb 'B' listed double upper colony flat situated in the sought-after Stockbridge Colonies within easy walking distance of Princes Street.

Cosmopolitan Stockbridge provides a good choice of shops, bars and restaurants as well as other local facilities, including Glenogle Swimming Baths, the Water of Leith walkway, the Royal Botanic Gardens and Inverleith Park, which are all within five minutes' walk. There is a Tesco supermarket in nearby Canonmills, and in addition regular bus services run close by, giving easy access to the city centre and beyond. There are also some excellent schools, both public and private, in the vicinity.

The Stockbridge Colony flats were built in the mid 1800s to house the artisans working on the New Town. Although close to the city centre, this is a very quiet area, with a strong community feel and village-like atmosphere, with wooded areas at both ends of the cobbled cul-de-sacs.



Internally the property is in excellent decorative order throughout and benefits from gas central heating. The integrated kitchen appliances are included in the sale together with the washing machine and dishwasher.

The flat has a well-kept garden to the front.



2



2



1





Property Details

- Entrance Vestibule. Coat hooks. Glazed door to hall.
- Welcoming Hallway with carpeted staircase to upper floor. Built in cupboard. Dado rail.
- Bright and spacious Living Room with window to front and working window shutters. Feature fireplace with wooden surround, cast iron inset with tiled cheeks housing wood burning stove. Shelved wall recess with storage cupboards. Cornice and picture rail. Decorative ceiling rose.
- Family / Dining Room with window to rear. Feature fireplace with wooden surround. Space for good sized dining table and chairs. Built in cupboard.
- Stylish fitted Kitchen area with matching wall and base units. Integrated hob and oven. Integrated fridge / freezer. The washing machine and dishwasher are included in the sale. Ample granite effect work surfaces with integrated sink and drainer. Breakfast bar. Window to rear. Wall mounted boiler.



Upper Floor

- Landing with access to all rooms.
- Large Double Bedroom with bay window to front and additional Velux window. Ample space for bedroom furniture.
- Second Double Bedroom with bay window to rear.
- En Suite Bathroom with three-piece suite comprising compact bath with hand-held shower, wash hand basin and WC. Built in cupboard. Twin Velux windows to rear. Large mirror.
- Family Shower Room with white two-piece suite comprising wash and basin and WC. Shower compartment with electric shower. Mirror with integrated lights and glass shelf below. Extractor.

EXTERNAL

The property benefits from a private garden to the front with a lawn and an attractive array of established plants and shrubs. The garden shed is included in the sale.



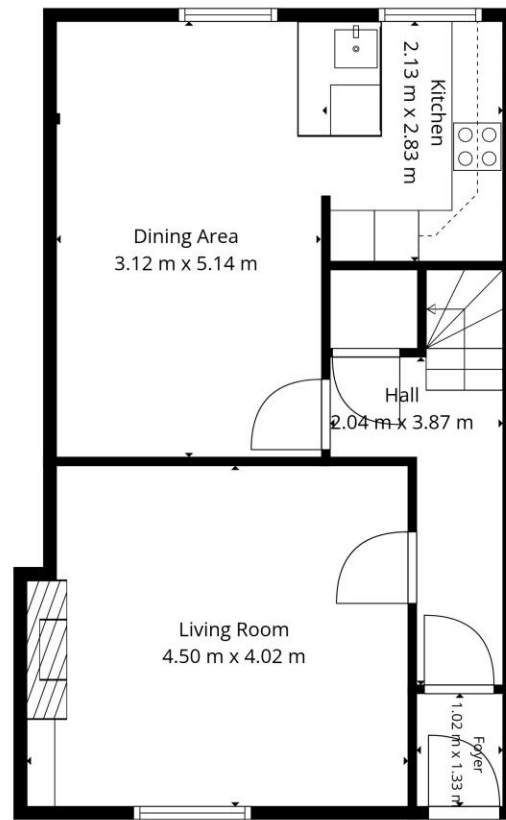




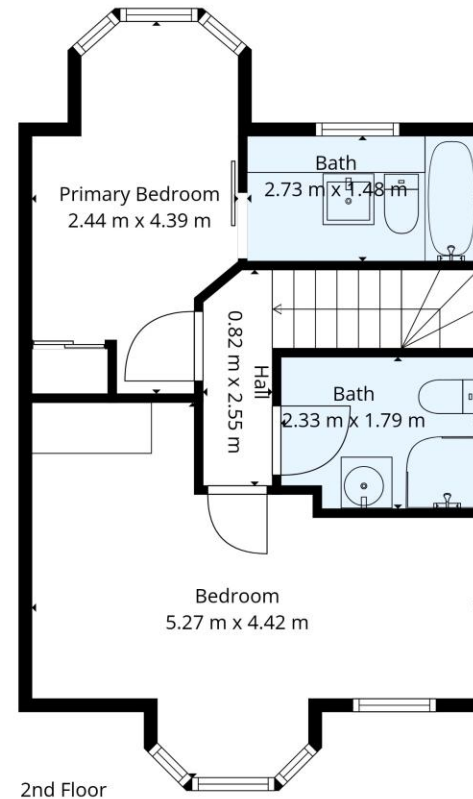








1st Floor



2nd Floor

Total: 83 m2
 1st Floor: 50 M2, 2nd Floor: 33 m2
 Excluded Areas: Low Ceiling: 5 M2, Walls: 7 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Energy Performance Rating: D

Council Tax Band: E

