

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

4 (1F3) LESLIE PLACE

STOCKBRIDGE, EDINBURGH
EH4 1NQ



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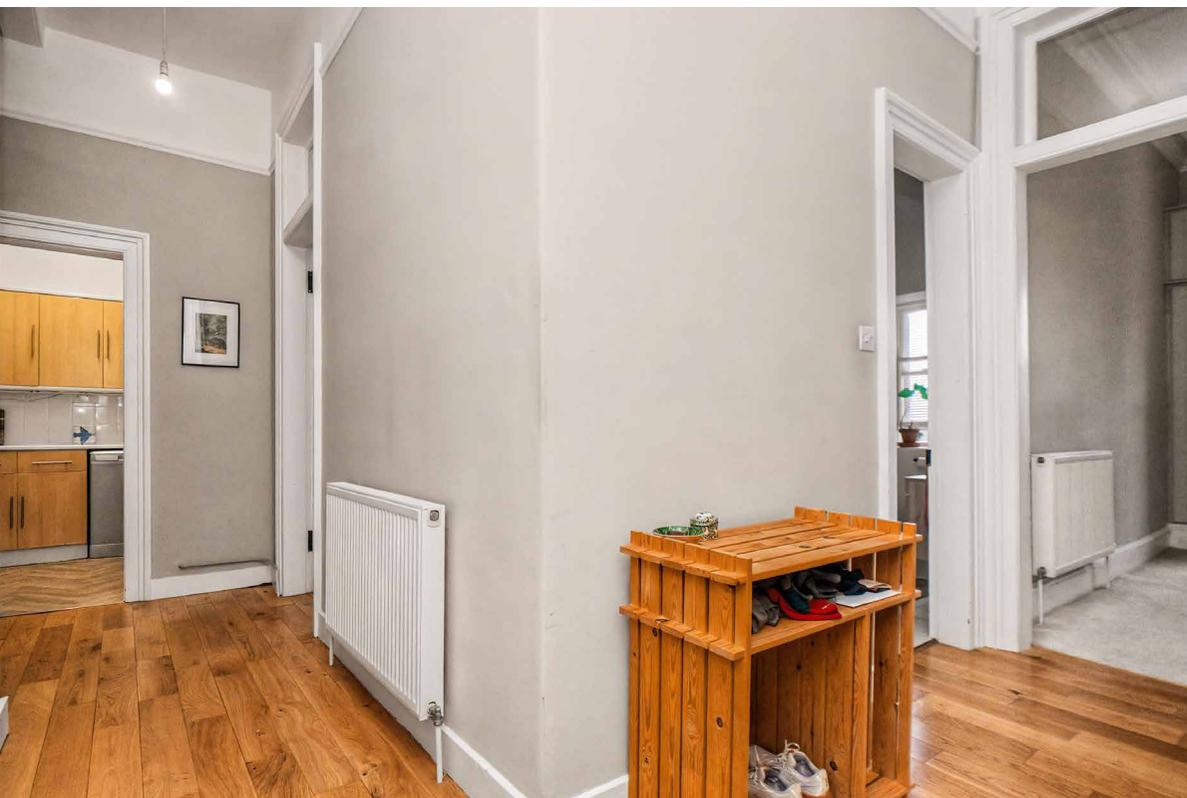
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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

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Property Summary

Introducing a beautiful first-floor city flat which forms part of a traditional building in prestigious Stockbridge, just moments from award-winning restaurants, popular bars, and a wealth of amenities. Finished to high standards throughout, this two-bedroom home offers bright and airy interiors complete with neutral styling and modern fixtures and fittings. It has a spacious reception area, a quality kitchen and three-piece bathroom, and good storage to help keep the flat tidy. Furthermore, with two double bedrooms it offers the space and versatility to meet the needs of city professionals, couples, first-time buyers, and small families alike.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Features

- A traditional first-floor flat in move-in condition
- Highly sought-after location in Stockbridge
- Within the New Town conservation area
- Elegant interior design and period features
- Entrance hall with built-in storage
- Spacious living/dining room with bay window
- Well-appointed kitchen
- Two double bedrooms with storage
- Modern bathroom with overhead shower
- Lawned communal garden and drying area
- Controlled permit parking (Zone 5)
- Gas central heating and traditional sash windows
- Home Report Valuation: £375,000





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*Spacious living/dining room with
bay window*





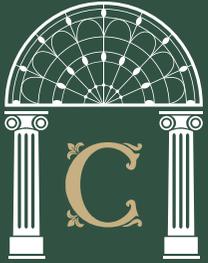


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*Two double bedrooms with storage
and a modern bathroom with
overhead shower*







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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

First Floor
Approx. 81.6 sq. metres (878.4 sq. feet)

