

COULTERS[©]

22/9 HAMILTON PLACE

STOCKBRIDGE, EDINBURGH, EH3 5AU

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of sought after Stockbridge and occupying an impressive 112 sqm, sits 22/9 Hamilton Place, a beautiful top (3rd floor) flat filled with light and period features. The home offers spacious and attractive accommodation throughout, with lovely outlooks to the front and rear of the surrounding area, along with access to a delightful, enclosed shared garden. The building (c. 1857) was originally one of the entrances to the original Stockbridge Market on St Stephen Place and still retains the original turning area for horses and carts to bring in produce at ground level.

KEY FEATURES



Bright & well presented third (top) floor flat.



Three spacious double bedrooms.



Delightful shared rear garden.



Residents' permit holder parking.



Located in the heart of sought after Stockbridge.



An array of independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - D



The engaging, well-proportioned sitting room / dining room has views to the front of the property, with a fireplace creating a lovely focal point in the room, along with a press cupboard and original floor. Overhead there is decorative cornice work. The heart of the home is the modern fitted kitchen with wall and base mounted cabinetry which incorporates a gas hob, oven, dishwasher and has a freestanding fridge/freezer. There is space for a table and chairs.

The property has three very spacious and bright double bedrooms, of which one is located to the front of the building, whilst the other two are to the rear. There is a good sized family bathroom comprising: bath, WC and wash hand basin, along with a separate shower room which has a heated towel rail. Heating and hot water is provided by gas central heating. Externally, there is a delightful, enclosed shared rear garden which is mainly laid with lawn and flanked by established trees, bushes and shrubs. Residents' on street permit holder parking is available on the streets outside.





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, light fittings, and integrated appliances are included in the sale. Other items may be available subject to separate negotiation.

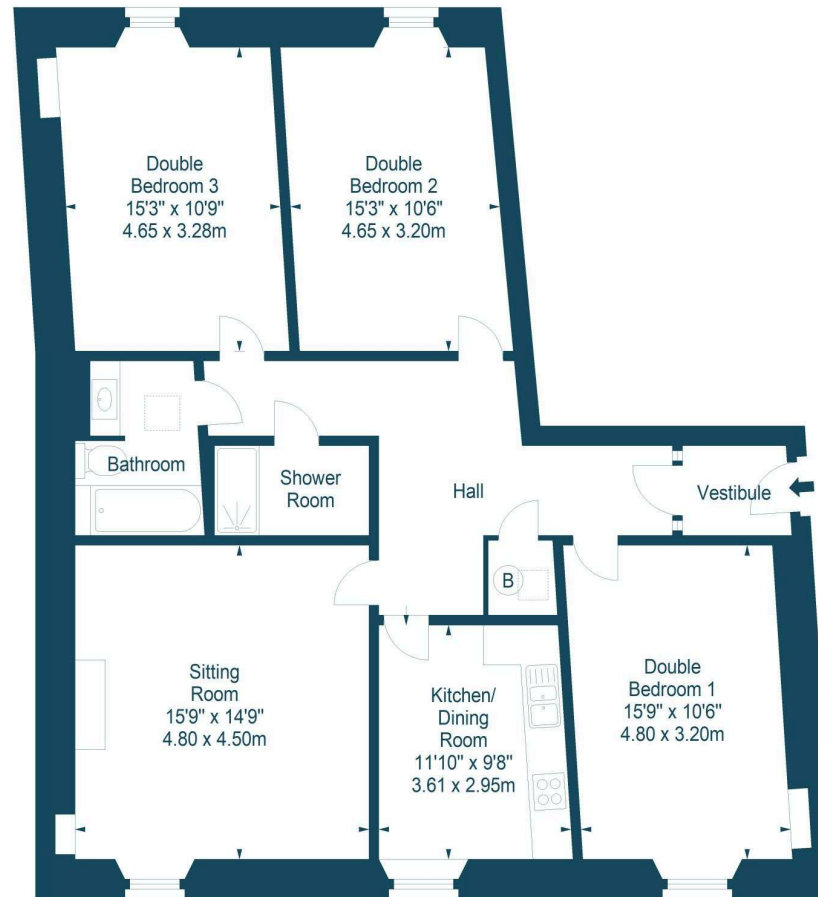




Hamilton Place,
Edinburgh,
Midlothian, EH3 5AU



Approx. Gross Internal Area
1198 Sq Ft - 111.29 Sq M
For identification only. Not to scale.
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Third Floor

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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.