



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

2F2, 136 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH
EH3 5AA



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set on the second floor of a traditional stone tenement in sought-after Stockbridge, this beautifully presented flat offers a smart, space-efficient city home. The bright open-plan living, dining and kitchen area pairs high ceilings and warm wood-inspired flooring with contemporary gloss cabinets, integrated appliances and grey metro tiling. A peaceful double bedroom benefits from excellent proportions and a cleverly screened shower enclosure, while a separate WC adds everyday convenience. A versatile study/box room provides valuable work-from-home or storage space. Perfectly placed on St Stephen Street, the flat lies moments from Stockbridge's cafés, boutiques, green spaces and excellent city-centre transport connections.

Extras: All fitted floor and window coverings, NEFF induction hob, slide-and-hide oven and microwave, Integrated dishwasher, washer-dryer and fridge-freezer, and Remote-app-controlled electric log fires are included.

Features

- Second-floor flat in desirable Stockbridge
- Traditional stone tenement on St Stephen Street
- Attractive high ceilings and classic detailing
- Accessed via a secure stairwell
- Bright open-plan living, dining and kitchen area
- Contemporary fitted kitchen
- Good-sized double bedroom
- Cleverly incorporated shower enclosure
- Separate WC with modern fittings
- Versatile study/box room
- Communal rear garden
- On-street parking regulated under Zone 5A
- Home Report Value - £275,000





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Bright open-plan living, dining and kitchen area, a double bedroom and versatile study/box room

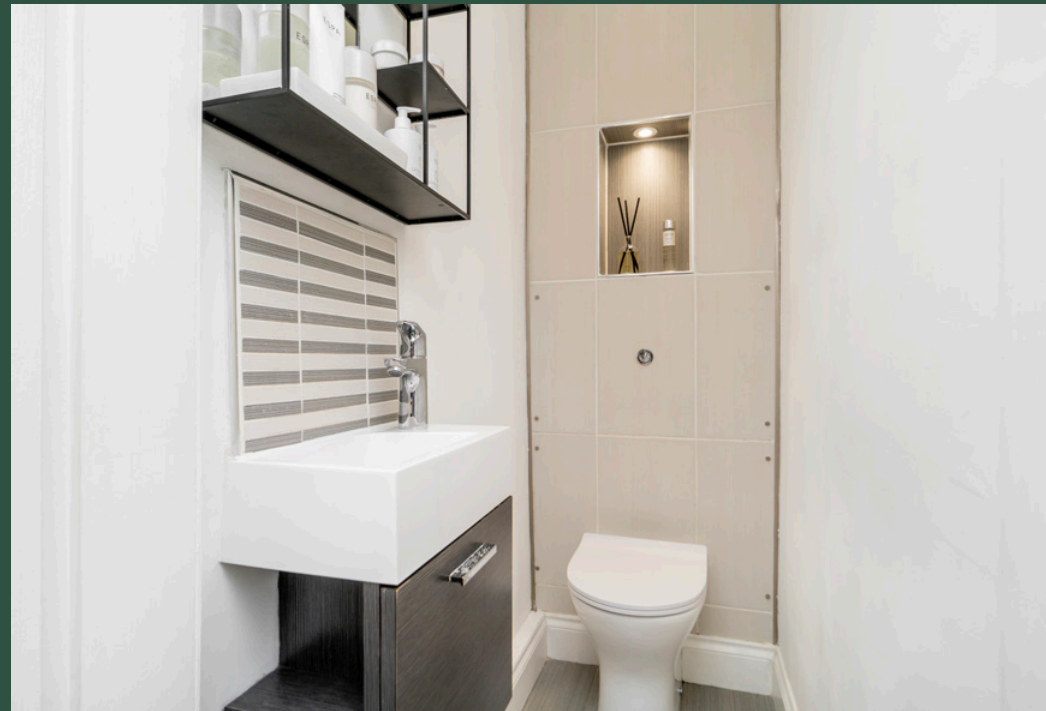




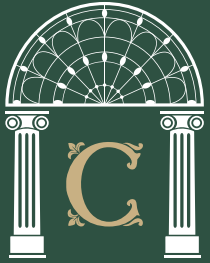


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*Separate WC with modern fittings
and a cleverly incorporated shower
enclosure*







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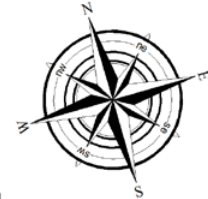


DISCLAIMER

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.

Second Floor

Approx. 43.4 sq. metres (467.2 sq. feet)

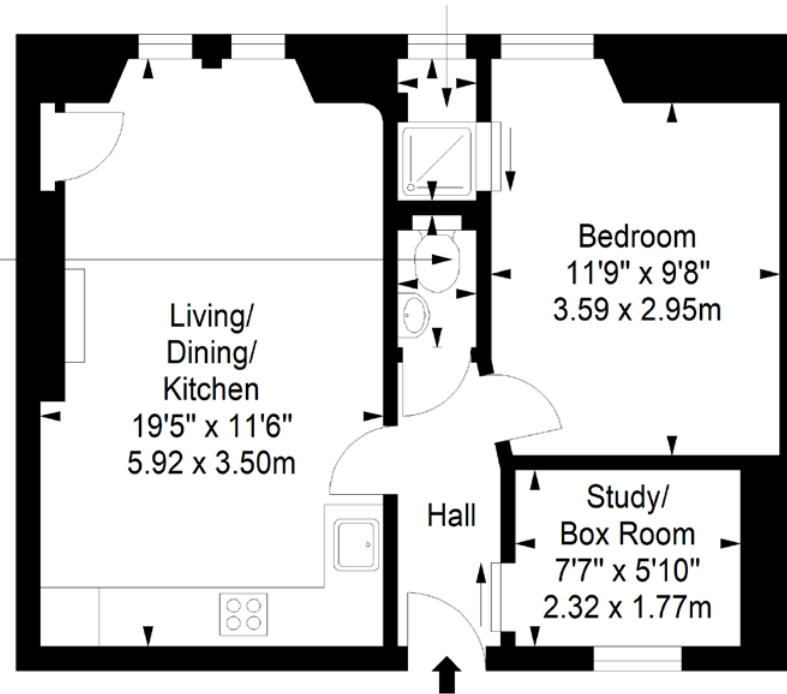


Shower Room

4'7" x 2'6"

1.39 x 0.77m

WC
4'5" x 2'6"
1.35 x 0.77m



Bedroom
11'9" x 9'8"
3.59 x 2.95m

**Living/
Dining/
Kitchen**
19'5" x 11'6"
5.92 x 3.50m

Hall

**Study/
Box Room**
7'7" x 5'10"
2.32 x 1.77m

Total area: approx. 43.4 sq. metres (467.2 sq. feet)