

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

2/3F2 LESLIE PLACE

STOCKBRIDGE, EDINBURGH
EH4 1NQ



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VIEWINGS: BY APPOINTMENT
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Property Summary

Located in the heart of ever-desirable Stockbridge, within the New Town Conservation Area, this charming top-floor flat boasts a principal bedroom with en-suite bathroom, a second double bedroom, a shower room, and an open-plan living, dining, and contemporary kitchen. The home radiates classic tenement charm with high ceilings, characterful original features, and tall south-east-facing sash windows that fill the interior with natural light. The property further benefits from access to a large, well-kept shared garden, while controlled on-street parking is available locally.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Features

- Desirable Stockbridge setting in the New Town Conservation Area
- Just moments from the Water of Leith and local shops
- Bright top-floor tenement flat with period features
- Communal stairs with secure entry
- Entrance hall with storage
- Open-plan living, dining, and kitchen space with useful storage
- Tastefully styled contemporary kitchen
- Principal bedroom with modern en-suite bathroom
- Second double bedroom - ideal for a child, guests, or home working
- Modern shower room
- Attractive shared garden and controlled on-street parking (Zone 5)
- Gas central heating
- Home Report Value - £300,000





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*Open-plan living, dining, and kitchen
space with useful storage and a
tastefully styled contemporary kitchen*





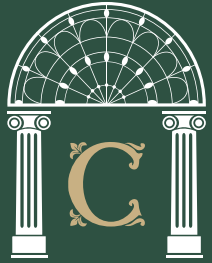


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*Principal bedroom with modern
en-suite bathroom, a second double
bedroom and a modern shower room*







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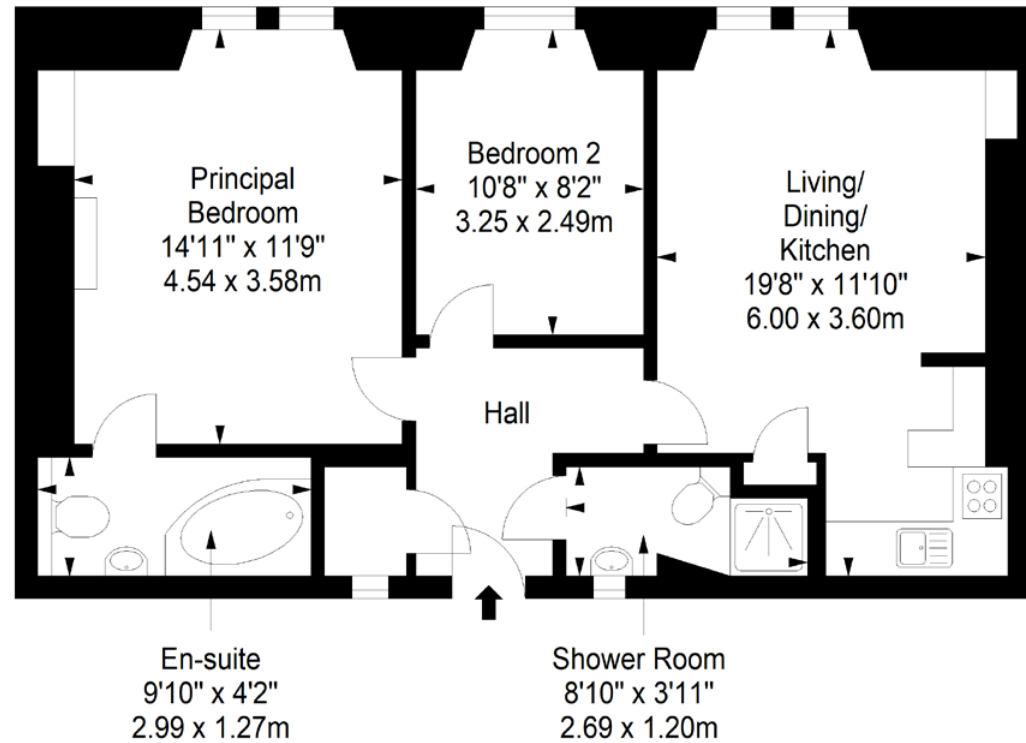
DISCLAIMER

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.



Top Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)