



76/4 Raeburn Place
STOCKBRIDGE | EDINBURGH | EH4 1JH



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76/4 Raeburn Place is an impressive two-bedroom second-floor flat forming part of a traditional tenement in the heart of highly sought-after Stockbridge. Combining period charm with stylish contemporary finishes, this beautifully presented home offers two generous double bedrooms, including a principal bedroom with en-suite shower room, and an elegant bay-windowed sitting room enhanced by ornate cornice detailing.

Accessed via a secure entry phone system, the property benefits from a well-maintained communal stair and access to a shared rear garden. Finished to an exceptional standard throughout, the flat is presented in true move-in condition, making it an ideal choice for professionals, couples, or investors alike.

- Entrance hall with storage cupboards
- Bright sitting room with bay window and double-glazed window units, Edinburgh press and ornate cornices
- Internal kitchen with modern fitted wall & base units, integrated appliances including oven and hob, dishwasher and fridge/freezer
- Generous double bedroom 1 with ensuite shower room, and window to rear shared garden
- Second double bedroom with window seat and storage, and views out to vibrant Stockbridge
- Stylish modern bathroom with WC, sink and shower cubicle
- Gas central heating
- Double glazing
- Fully refurbished, re-wired and re-plumbed
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

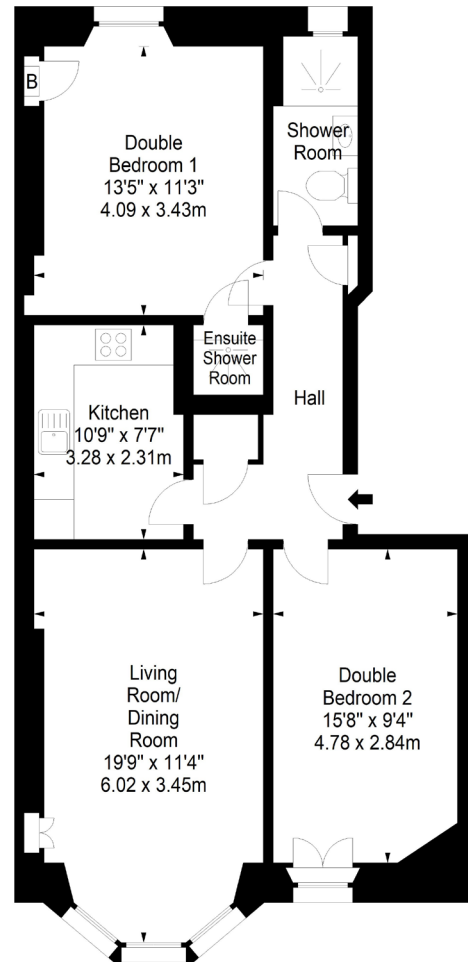




Raeburn Place, EH4 1HJ



Approx. Gross Internal Area
767 Sq Ft - 71.25 Sq M
For identification only. Not to scale.
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Second Floor



Location

76/4 Raeburn Place enjoys an enviable position in the heart of Stockbridge, one of Edinburgh's most sought-after and characterful neighbourhoods. Renowned for its village atmosphere and vibrant community spirit, the area offers an exceptional selection of independent boutiques, artisan delis, cafés, restaurants, and popular bars, alongside convenient everyday amenities including M&S Foodhall, Sainsbury's Local, Waitrose at Comely Bank, and Sainsbury's at nearby Craigleith Retail Park.

The area is particularly well-served by an abundance of green space and leisure facilities. Residents can enjoy leisurely walks through the Royal Botanic Garden Edinburgh, Inverleith Park, and along the picturesque Water of Leith walkway and cycle path, while Glenogle Swim Centre is just a short stroll away. The popular Stockbridge Market, held weekly, offers an array of locally sourced produce, artisan goods, and crafts, further enhancing the area's distinctive appeal.

Excellent transport links provide easy access to Edinburgh city centre, with regular bus services operating nearby. Haymarket and Waverley railway stations are both within comfortable walking distance, while Edinburgh Airport, the City Bypass, the Queensferry Crossing, and Scotland's motorway network are readily accessible. Well-regarded schooling is available locally, with the property falling within the catchment areas for Stockbridge Primary School and Broughton High School.



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