

COULTERS[©]

85/4 ST. STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AG

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on the vibrant St. Stephen Street in the heart of fashionable Stockbridge, this is great opportunity to live in one of Edinburgh's most popular locations. This one bedroom, lower basement level apartment offers well proportioned rooms to the front of the building.

The flat has been an investment property for many years and would benefit from some modernisation throughout, but offers the potential to be a delightful first home or further investment opportunity.

KEY FEATURES



Well proportioned lower basement flat.



Double bedroom with good sized storage cupboard.



A short walk from the delightful Water of Leith walkway.



Residents' on street permit holder parking.



Located on the vibrant St. Stephen Street in sought after Stockbridge.



An array of independent shops, restaurants and cafe's nearby.



EPC Rating - D



Council Tax Band - C



The property has a practical layout with an open plan living/dining/kitchen. There is space for both a seating area and a dining area. Along the back of the room, the kitchen area has both wall and base mounted cabinetry with an electric cooker, washing machine and fridge.

The double bedroom is also to the front of the property with fitted carpet and a handy storage cupboard. The shower room completes the internal accommodation, comprising shower, WC and wash hand basin. Traditional single glazed sash and case windows are fitted within the property.

Permit and meter parking is available on St Stephen Street.



THE LOCAL AREA

The property is in a much sought-after Stockbridge location. Fashionable bars and pubs, artisan shops and renowned eateries are all located nearby. A high amenity area, hairdressers, coffee shops, doctors, pharmacies, convenience stores and much more are on the doorstep. Princes Street, George Street and the newly opened St James Quarter are also just a brief walk away. There are plenty options for everyday shopping such as a Sainsbury's Local on Deanhaugh Street and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend in the centre of Stockbridge at Jubilee Gardens. Inverleith Park and The Royal Botanic Garden are in walking distance as is the picturesque Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga and Bannatyne Gym, all situated a short distance from the property. Waverley train station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are roughly a 20-minute walk.

EXTRAS

All curtains, light fittings, fitted flooring and kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £180,000



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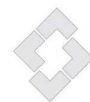


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**St. Stephen Street,
Edinburgh, EH3 5AG**



SquareFoot

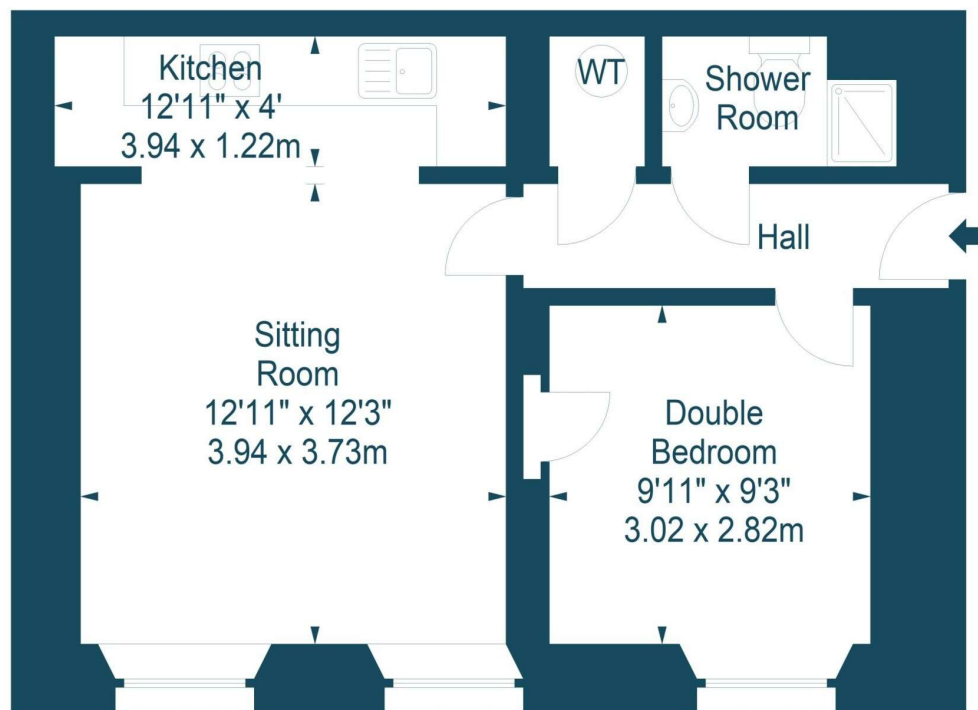


Approx. Gross Internal Area

415 Sq Ft - 38.55 Sq M

For identification only. Not to scale.

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Lower Ground Floor

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.