



26c, Clarence Street

STOCKBRIDGE, EDINBURGH, EH3 5AF



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Property Summary

Set within the sought-after Stockbridge area of the New Town conservation area, this one-bedroom lower garden flat enjoys an enviable central location just moments from boutique shops, cafés, and everyday amenities. The flat is ideally positioned for easy access to Edinburgh city centre, while nearby green spaces, including the Water of Leith Walkway and Inverleith Park, offer a welcome balance of city living and outdoor leisure. The home itself offers bright, well-proportioned interiors, including a sunny living and dining area, a modern kitchen, a spacious double bedroom, and a stylish bathroom. Further benefits include excellent storage including two dry-lined cellars, a communal garden with outdoor seating and on-street parking, making it an appealing choice for professionals, first-time buyers, or investors seeking a prime city address.

Extras

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

Features

- Handsome lower garden flat in Stockbridge
- Sought-after New Town conservation area
- Set near excellent local amenities and the city centre.
- Entrance hall with storage
- Sunny living and dining area with storage cupboard
- Modern, well-appointed kitchen
- Large double bedroom
- Stylish bathroom with overhead shower
- Excellent storage including two dry-lined cellars to the front
- Communal garden
- On-street parking
- Gas central heating and double glazing
- Home Report value - £300,000







Sunny living and dining area with storage cupboard and a modern, well-appointed kitchen







Large double bedroom and a
stylish bathroom
with overhead
shower







Floorplan

