

COULTERS[©]

101B FLAT 9 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully bright and generously proportioned second floor apartment, forming part of a modern development on highly desirable St Stephen Street. One of the area's most sought-after addresses, St Stephen Street is renowned for its exceptional selection of independent cafés, restaurants, bars, delis, boutiques and specialist shops, with the wider Stockbridge area offering an enviable choice of amenities, green spaces and places to enjoy. The property combines this outstanding lifestyle setting with the convenience of a modern development and lift access and parking, creating an appealing city home in a particularly sought-after location.



The accommodation is thoughtfully arranged and filled with natural light, with a particularly good sense of flow between the principal living spaces. The generous sitting/dining room provides a comfortable setting for both relaxing and entertaining, with glazed double doors opening into the kitchen/breakfast room. The doors can be left open to create a wonderfully connected, sociable space, or closed when a degree of separation is preferred. The kitchen is fitted with a good range of wall and base-mounted cabinetry, integrated appliances and space for a breakfast table.



KEY FEATURES



Second floor flat on a quiet cobbled street.



Secure entry and lift access.



A short walk from the delightful Water of Leith walkway.



Allocated parking space in secure garage.



Highly desirable street with independent shops, restaurants and cafes.



Water of Leith, Botanic Gardens and Inverleith Park close by.



EPC Rating - C



Council Tax Band - F



The principal bedroom is a particularly well-proportioned room with fitted wardrobes and its own en-suite shower room, while the second double bedroom is also comfortably sized and benefits from fitted storage. A well-appointed main bathroom and welcoming hallway, with useful storage, complete the accommodation.

A significant additional advantage is the allocated parking space within the secure underground garage, with vehicle access from West Silvermills Lane.

There are both double glazing and gas central heating fitted within the property.

The development is factored by James Gibb for an approximate cost of £150 per month which includes buildings insurance.



THE LOCAL AREA

The property is positioned within a conservation area in sought after Stockbridge, which is located a pleasant stroll north of the City Centre. With a charming village feel and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live and is known for its selection of independent artisan shops, boutiques and eateries. Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a M&S Food, Sainsbury's Local and Co-op Food. You will find a Waitrose at Comely Bank and a large Sainsbury's and Marks and Spencer at Craigleith Retail Park. When it comes to picturesque walks and green spaces, you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey. The area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £350,000



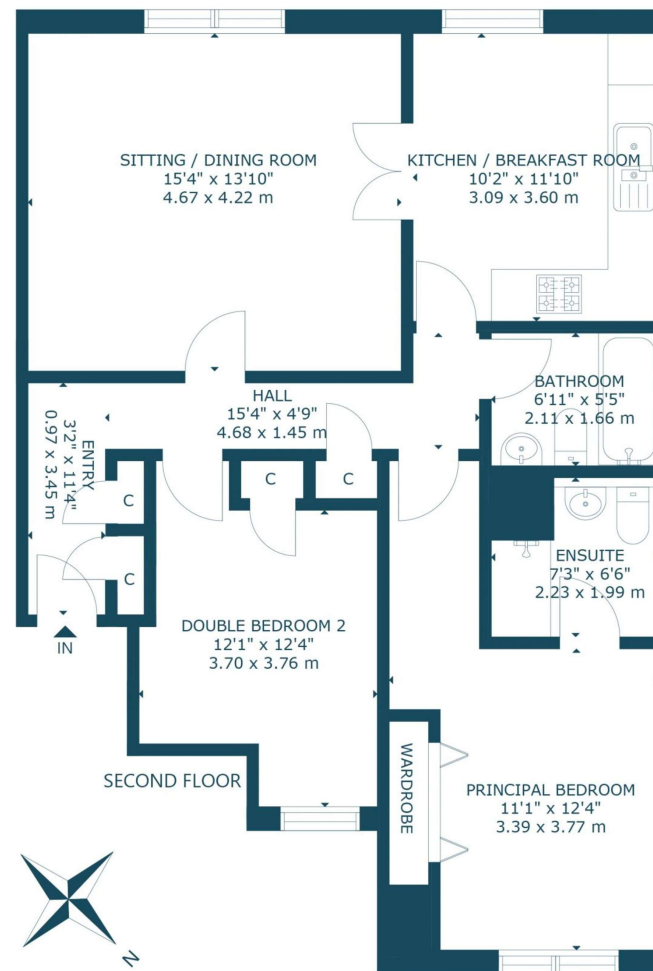
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101B FLAT 9, ST STEPHEN STREET, EDINBURGH, EH3 5AB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.