

16/2 ST BERNARD'S ROW

Stockbridge, Edinburgh, EH4 1HW

TRADITIONAL FIRST-FLOOR CITY FLAT

with stylish interiors



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME
16/2 St Bernard's Row

LOCATION
Stockbridge, EH4 1HW

APPROXIMATE TOTAL AREA:
89.0 sq. metres (958.0 sq. feet)

FIRST FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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This B-listed first-floor flat is a beautiful two-bedroom residence that is finished to high standards throughout
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A warm welcome and a glimpse of the lovely interiors to follow
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Balancing period charm with modern aesthetics, the living room is elegantly styled to create a comfortable and inviting environment for daily use
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Perfect for sociable dinner parties, it has a joyful ambience and plenty of room for a table and chairs
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Two large bedrooms

Both have spacious footprints laid with soft carpet and both are supplemented by built-in wardrobes
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Three-piece bathroom

The bathroom has a chic design with emerald-coloured tiles, alongside black and white detailing
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Garden & parking

The flat benefits from a private rear garden that is enclosed and framed by mature plants
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Stockbridge, Edinburgh

The desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs

Welcome to

16/2 ST BERNARD'S ROW



Introducing a two-bedroom first-floor city flat which forms part of a handsome B-listed Georgian building (1820) in highly sought-after Stockbridge, offering spacious interiors with stylish modern décor, charming period details, and the benefit of a mature private garden.

Part of a stone-built Georgian building on a quaint cobblestone street, this B-listed first-floor flat is a beautiful two-bedroom residence that is finished to high standards throughout, providing the homeowners with space, style, and a prestigious location. It features large rooms with high ceilings and is wonderfully lit by traditional 12-pane sash and case windows with working wooden shutters. The home also boasts a Shaker-inspired dining kitchen and a quality bathroom, as well as an enclosed private garden for enjoying the outdoors in the summer months. Just a stroll from Inverleith Park and the Royal Botanic Garden, it has a lucrative position in the capital as well. There are excellent amenities close by, award-winning restaurants and fashionable bars, and highly-regarded schools. In addition, the heart of the city centre is easily reached on foot, ensuring excellent convenience for professionals, couples, and families alike.

GENERAL FEATURES

A traditional first-floor city flat with stylish interiors
Forms part of a stone-built B-listed Georgian building
Desirable location in highly sought-after Stockbridge
Near the Royal Botanic Garden and superb amenities
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

Central hall leading to all accommodation
Southwest-facing living room with multi-fuel stove
Shaker-inspired dining kitchen with quartz worktops
Two large double bedrooms with built-in wardrobes
Chic three-piece bathroom with overhead shower

EXTERIOR FEATURES

Mature private garden with a lawn and timber deck
Controlled permit parking (Zone 5)

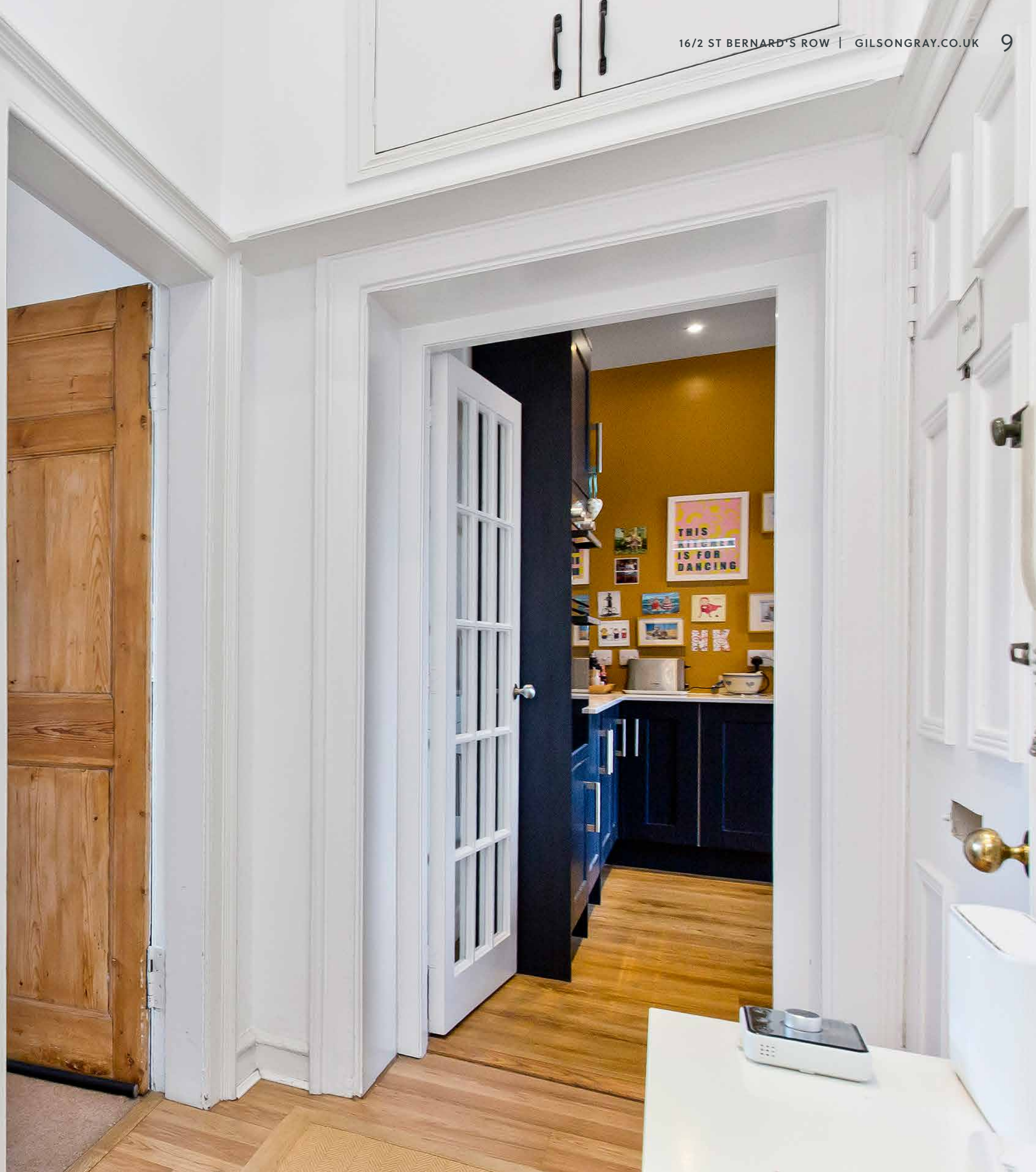




A REFINED CITY HOME

in a prestigious location

Entering the home, you are greeted by a central hall leading to all accommodation. It promises a warm welcome and a glimpse of the lovely interiors to follow.

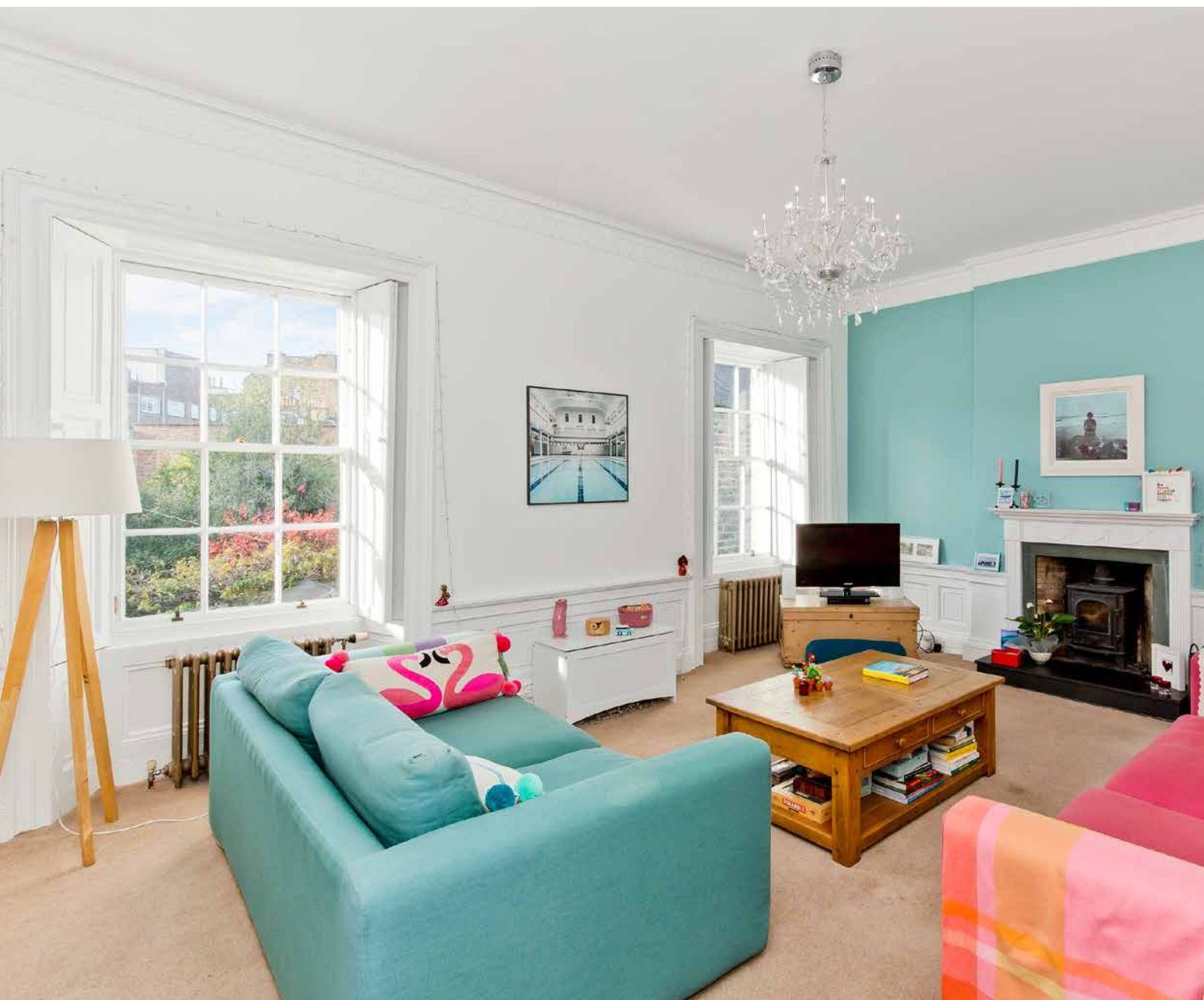




RECEPTION ROOM

with multi-fuel stove

Balancing period charm with modern aesthetics, the living room is elegantly styled to create a comfortable and inviting environment for daily use. It features traditional wall panels at base level topped with crisp white décor, which is flanked by a light blue feature wall and jazzy accent wallpaper. The end result is simply exquisite. Furthermore, twin windows to the southwest bathe the room in natural light, whilst detailed cornice work highlights the lofty dimensions.



A multi-fuel stove and period mantelpiece frame the room, providing an eye-catching focal point for arranging lounge furniture.

The Southwest-facing living room balances period charm with modern aesthetics



THE KITCHEN

Stylish, spacious, and sociable

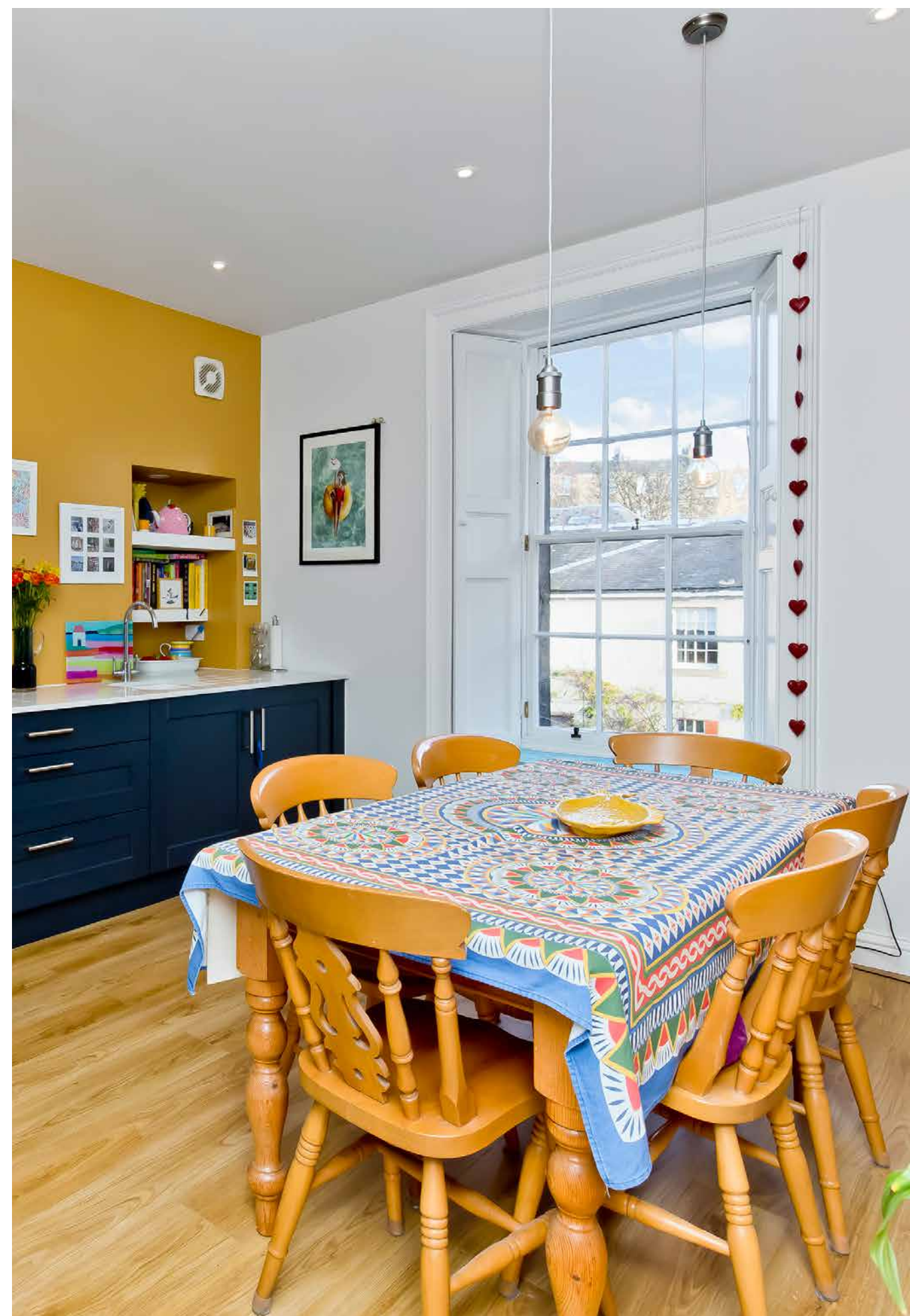


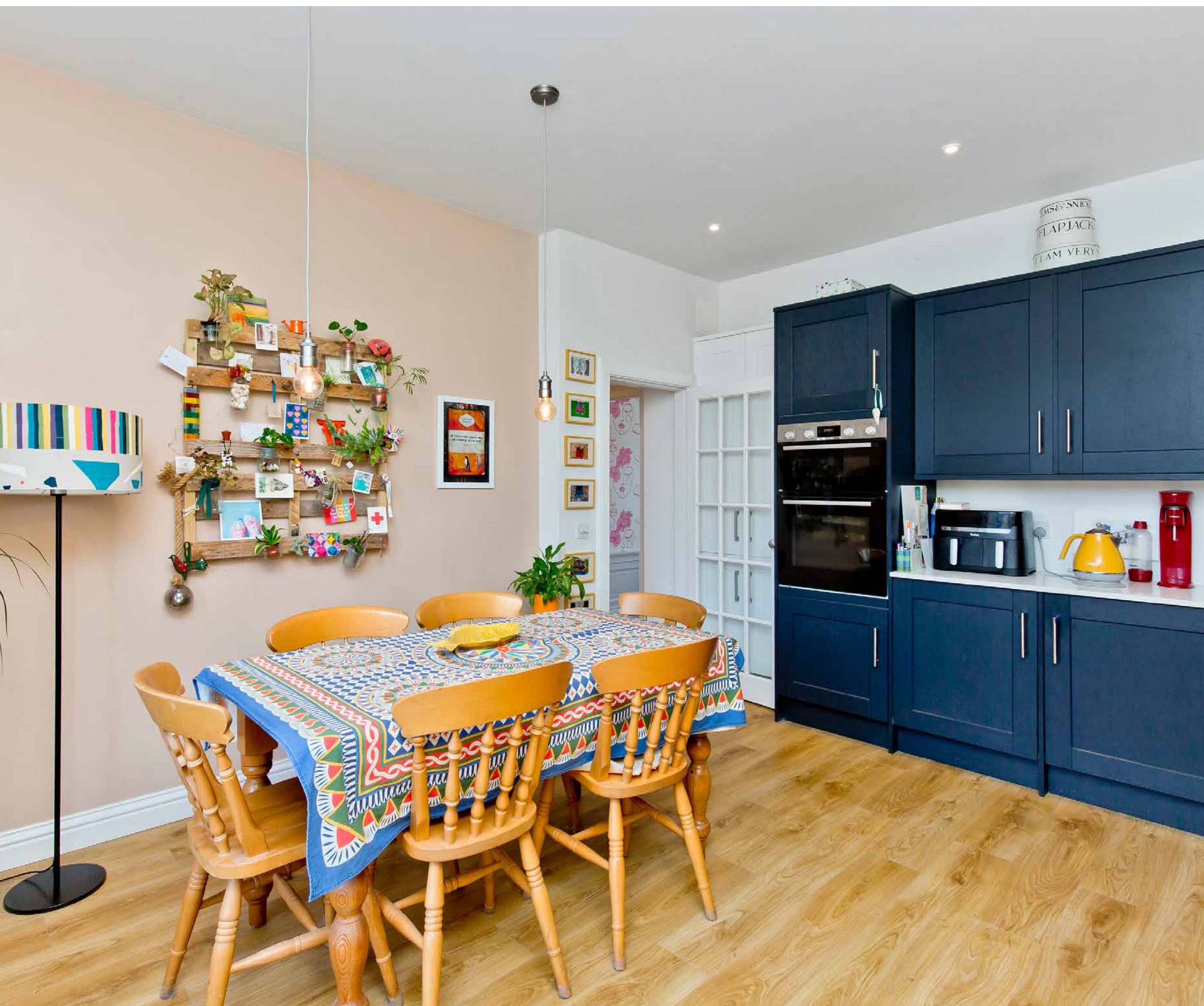


"Perfect for sociable dinner parties, it has a joyful ambience and plenty of room for a table and chairs."



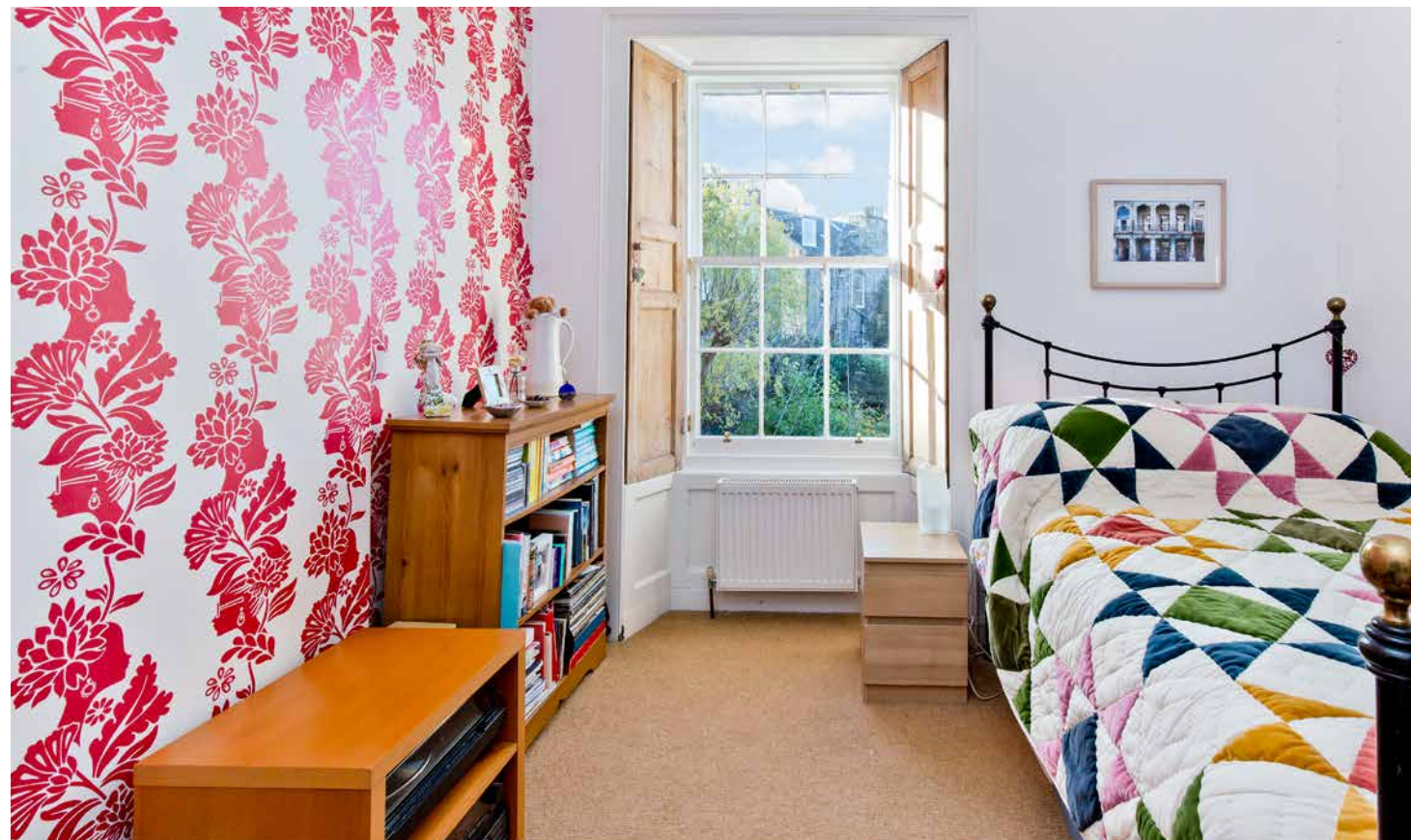
The large dining kitchen has an attractive combination of white décor, alongside tasteful feature walls and complementary flooring that is easy to maintain. Perfect for sociable dinner parties, it has a joyful ambience and plenty of room for a table and chairs.





The kitchen is well-appointed with Shaker-inspired cabinets and luxurious quartz worktops – a beautiful design that further elevates the space. Integrated appliances add the final touch, providing a sleek and practical finish.





TWO LARGE BEDROOMS

with attractive styling

The two double bedrooms are sat next to one another on the opposite side of the hall from the living area and kitchen. Both have spacious footprints laid with soft carpet and both are supplemented by built-in wardrobes, freeing further floorspace for additional furnishings, which can include a study desk. Presented in a calming neutral hue, the principal bedroom has the larger proportions and twin sash windows, whereas the second bedroom enjoys a southwest-facing aspect and a floral accent wall brightening a neutral backdrop.

"...the principal bedroom has the larger proportions and twin sash windows..."





The bathroom has a chic design with emerald-coloured tiles, alongside black and white detailing. It is equipped with a quality three-piece suite too, comprised of a toilet, a pedestal washbasin, and a double-ended bath with an overhead shower.



THE BATHROOM





Chic design and quality finishings



A MATURE GARDEN

for summer enjoyment

Externally, the flat benefits from a private rear garden that is enclosed and framed by mature plants. It has a neat lawn and a timber deck that invites you to relax and dine outside in the sun. Controlled permit parking (Zone 5) is also in effect, ensuring homeowners have space to park.



Extras: all fitted floor coverings, light fittings (including the living room's chandelier), and integrated kitchen appliances (oven/grill, gas hob, fridge, freezer, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



STOCKBRIDGE

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsbury's and a large Waitrose, whilst nearby Craigmyle Retail Park houses an array of retail outlets and a further supermarket.



Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.



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