



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3/16 St Bernard's Row**

Stockbridge, Edinburgh EH4 1HW

# 3/16 St Bernard's Row

Set in the heart of Stockbridge on a picturesque cobbled street, this Third floor apartment enjoys a prime location and only a stones throw from the Water of Leith, Inverleith Park and the Stockbridge Colonies. Stockbridge is a vibrant, sought-after district just north of the city centre and Edinburgh's New Town.

Access is via secure entry phone system with lift/stair access. An entrance hall leads you directly into a spacious main reception. This space is bathed in light from a sunny southerly aspect and enjoys the desirable open plan living, dining and kitchen, preferred by many buyers and perfect for entertaining. The social aspect continues with a patio door opening onto a small covered balcony. A breakfast bar peninsular frames the kitchen, designed for both functionality and style, and is replete with a full range of integrated appliances. Through another doorway you will find two bedrooms and a stylish shower room.



## Property Summary

- In the heart of sought-after Stockbridge
- Modern Third floor apartment
- Spacious south-facing open plan living, dining & kitchen
- Small covered balcony off living room
- Two comfortable bedrooms
- Three-piece shower room
- Residents parking to rear (limited unallocated spaces)
- On-street resident permit parking - Zone 5
- EPC Rating - D | Council Tax Band - C

The development is maintained by Trinity Factors; an approx. monthly fee of £110 covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

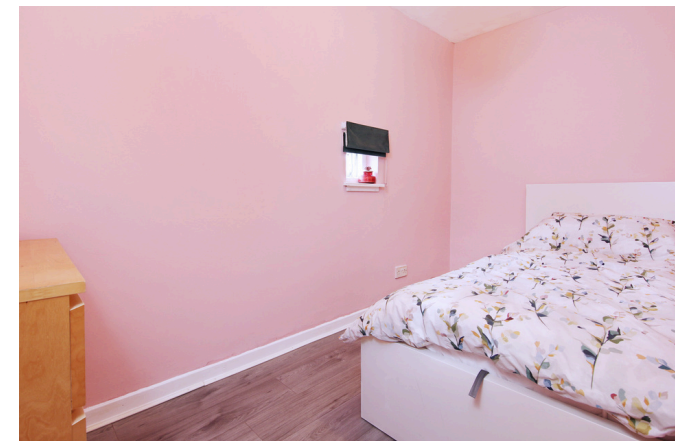
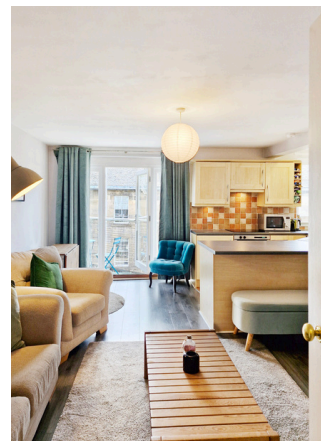
Extras: fitted floors, light fittings, curtains, blinds, and all integrated kitchen appliances, to be included in the sale.

Home Report Value - £285,000





Two bedroom  
apartment  
in the  
heart of  
Stockbridge





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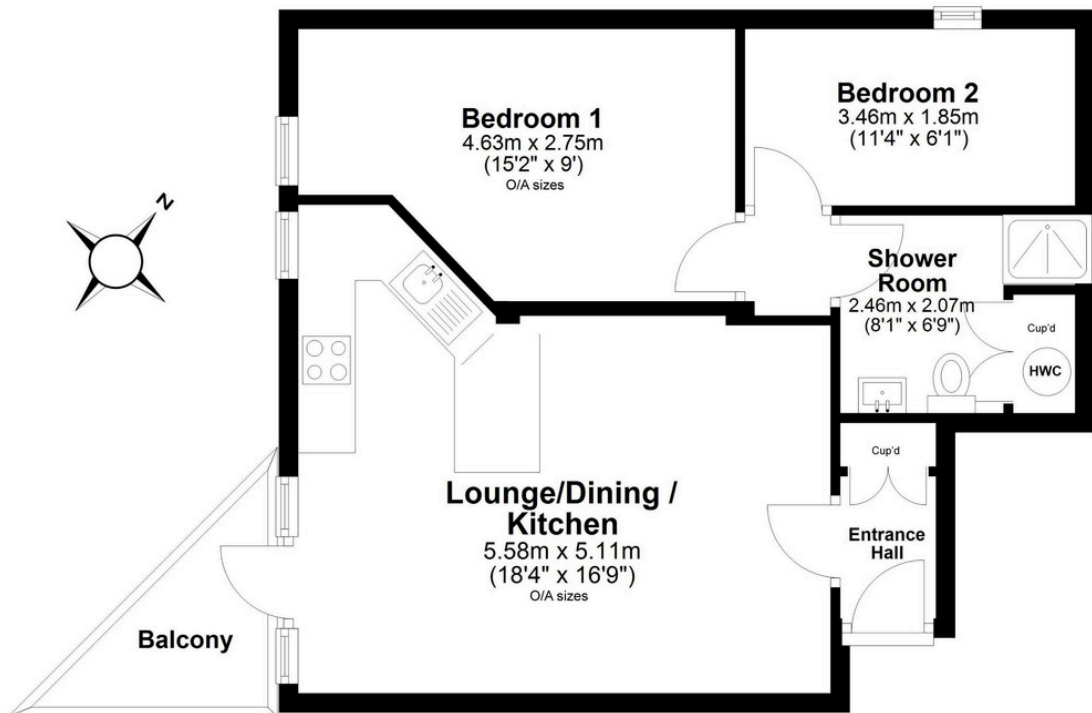
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**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Third Floor**  
Approx. 51.4 sq. metres (553.0 sq. feet)

## Location



WATER OF LEITH AT END OF ST BERNARD'S ROW

Stockbridge is a desirable suburb of Edinburgh. The cosmopolitan and eclectic village atmosphere of Stockbridge boasts a wealth of amenities including independent shops, fabulous cafes, and renowned eateries, and only a 15-minute walk from the city centre. There is a weekly Sunday market, offering local produce and artisan crafts. A large Waitrose supermarket is conveniently situated nearby, plus Craigleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Known for its vast green spaces, Inverleith Park and the Royal Botanic Gardens are just a short walk – and the beautiful Water of Leith walkway allows a leisurely stroll or cycle away from the urban city. Glenogle swim centre are restored Victorian swimming baths, with state-of-the-art gym and fitness classes. Stockbridge is well-served by regular bus services to the city centre and beyond and Waverley train station is within walking distance for easy commuting.