



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

# 142 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH  
EH3 5AA



1



1



1



VIEWINGS: BY APPOINTMENT  
TELEPHONE CULLERTON'S ON

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)





## Property Summary

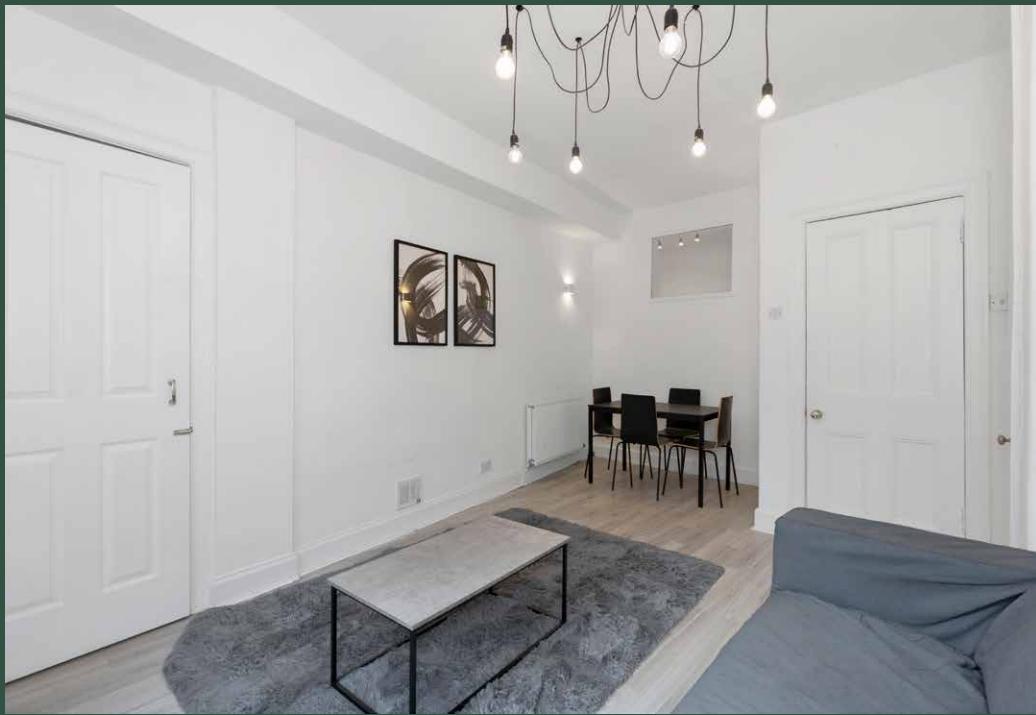
Situated in the heart of prestigious Stockbridge, this one-bedroom (plus box room) city flat enjoys a highly sought-after location in the capital. It is set on the basement level of a traditional building, offering bright and airy accommodation which is further enhanced by crisp neutral décor for a walk-in condition. It has the added benefit of good built-in storage, a well-appointed kitchen, and a separate WC and shower room. Close to superb amenities and award-winning restaurants, it is a highly desirable place to live that also affords easy access to the city centre - perfect for professionals, couples, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, an undercounter fridge, and a washing machine to be included in the sale.

## Features

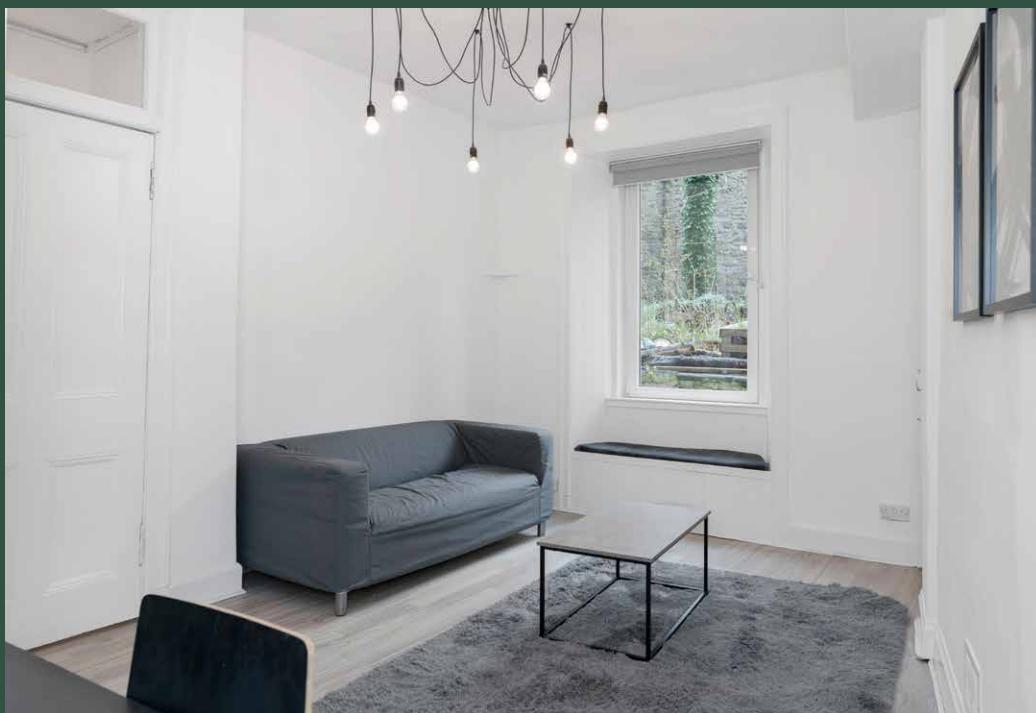
- Traditional basement flat with bright interiors
- Part of the New Town conservation area
- Blank canvas of décor throughout
- Welcoming hall with built-in storage
- Southeast-facing living/dining room
- Well-appointed kitchen
- Double bedroom with feature fireplace
- Study/box room with built-in storage
- 2pc WC and separate 1pc shower room
- Communal rear garden
- Controlled permit parking (Zone 5A)
- Gas central heating and double glazing
- Home Report value - £195,000



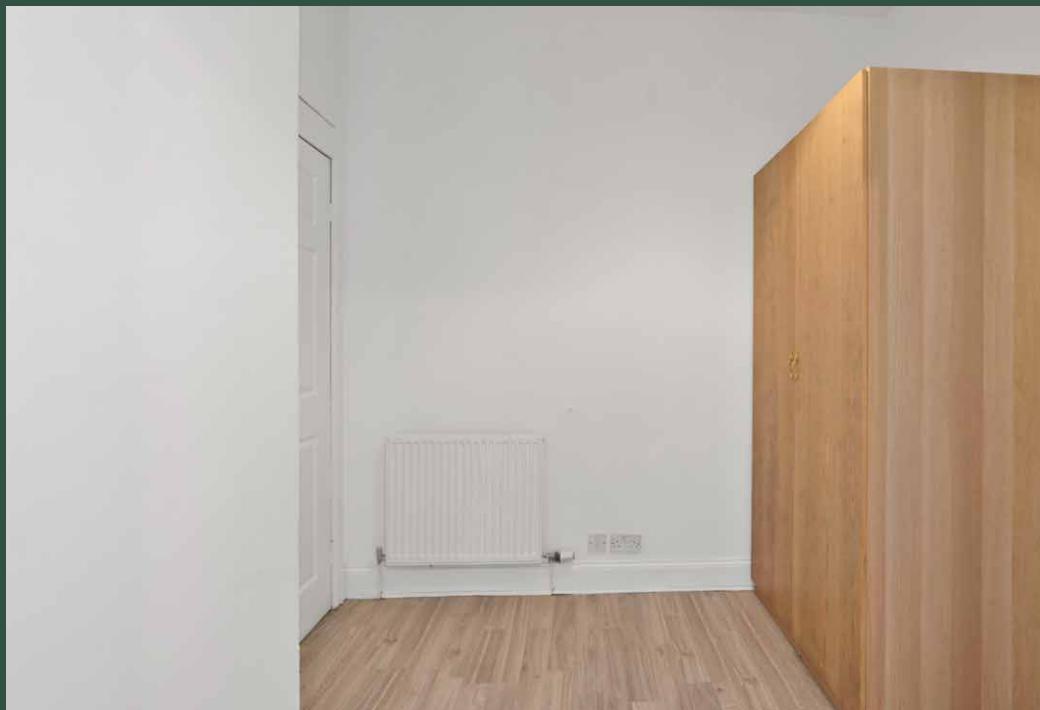


C

*Southeast-facing living/dining room  
and a well-appointed kitchen*







*Double bedroom with  
feature fireplace,  
a study/box room with  
built-in storage,  
a 2pc WC and  
separate 1pc shower room*





**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET  
EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK  
INFO@CULLERTONSPROPERTY.CO.UK

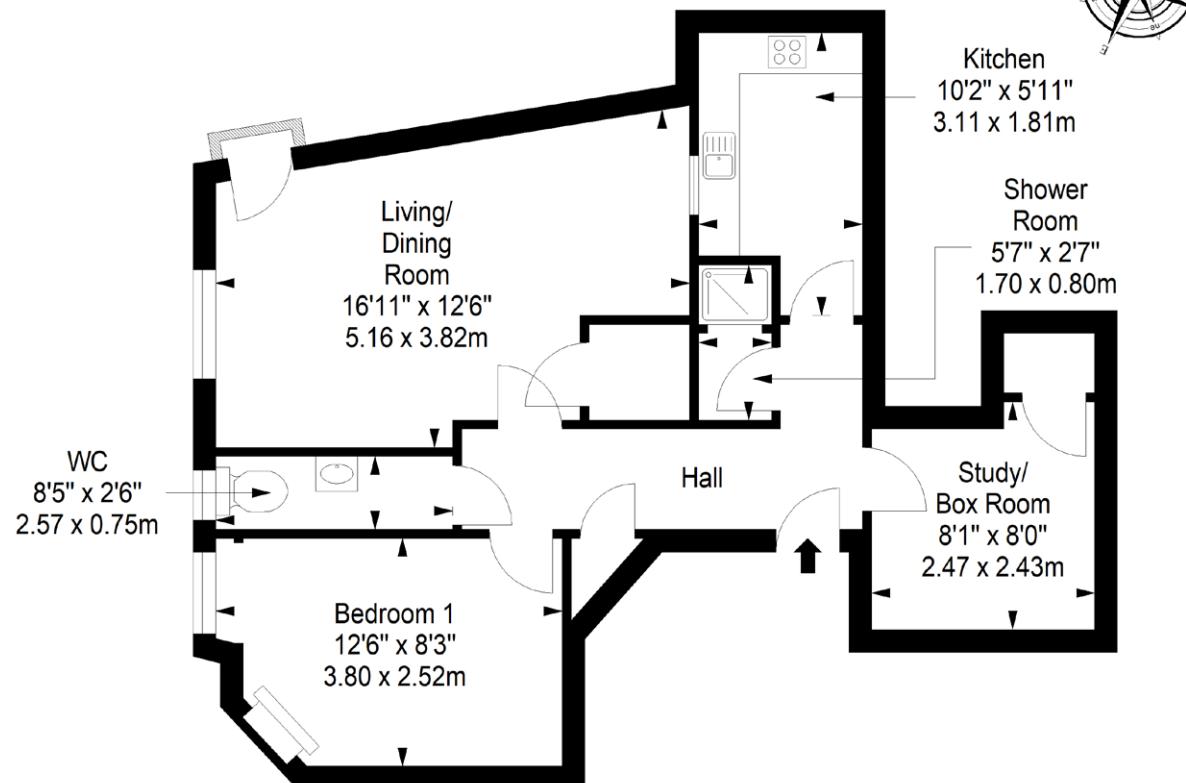


#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### Basement

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 48.5 sq. metres (522.1 sq. feet)