



**CULLERTON'S**

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# FLAT 1, 12 ST STEPHEN PLACE

STOCKBRIDGE, EDINBURGH  
EH3 5AJ



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VIEWINGS: BY APPOINTMENT  
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## Property Summary

Set on the ground floor of a charming traditional building in the heart of Stockbridge, Flat 1, 12 St Stephen Place is sure to appeal to many buyers, including couples, downsizers, city professionals and first-time buyers. The accommodation includes a southwest-facing open-plan living room and kitchen boasting a focal fireplace, press storage and fitted cabinetry. Further along the hall, there's a spacious double bedroom with two windows providing excellent natural light, and a modern shower room with a walk-in enclosure and vanity storage. Externally, the property benefits from access to a communal garden and on-street parking. Additionally, the flat is near superb amenities, and is desirably located within easy reach of the city centre.

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

## Features

- Ground-floor flat in Stockbridge
- Part of a period building
- Entrance hall
- Sunny living room with a fireplace and press storage, open to
- Fitted kitchen area
- Spacious double bedroom with press storage
- Modern shower room
- Communal garden
- Zoned on-street parking
- Gas central heating
- Traditional windows with working shutters









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*Set on the ground floor of a  
charming traditional building in  
the heart of Stockbridge*









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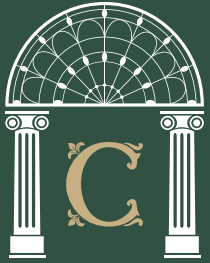
*Spacious double bedroom with two windows providing excellent natural light, and a modern shower room with vanity storage*











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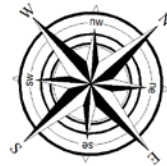
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#### DISCLAIMER

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 of 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.

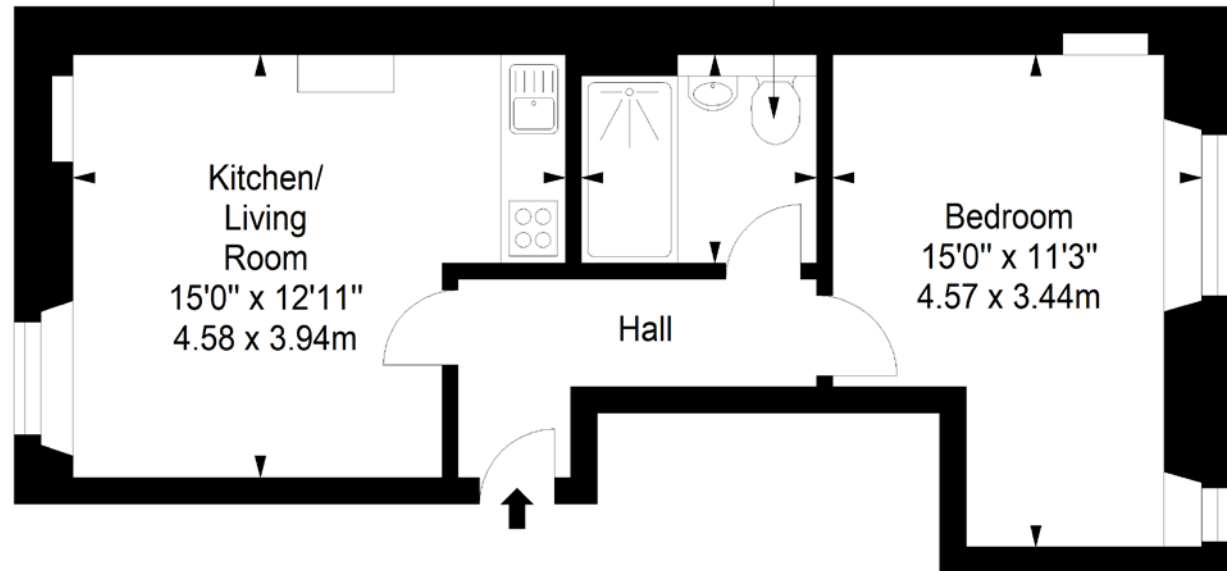


#### Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)

#### Shower Room

7'3" x 6'5"  
2.20 x 1.95m



Total area: approx. 39.9 sq. metres (429.5 sq. feet)