



3 Bedford Street

Stockbridge, Edinburgh, EH4 1NA



VMH ESTATE AGENTS



Rarely available 3 bedroom duplex just off Raeburn Place in the highly desirable Stockbridge area.

- Sitting room
- Kitchen/dining room
- 3 double bedrooms
- Bathroom & separate WC
- Attic storage space
- Bright & well proportioned
- Excellent location close to amenities
- Residents' car park
- Shared drying greens
- Gas central heating & double glazing



Offers Over: £375,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

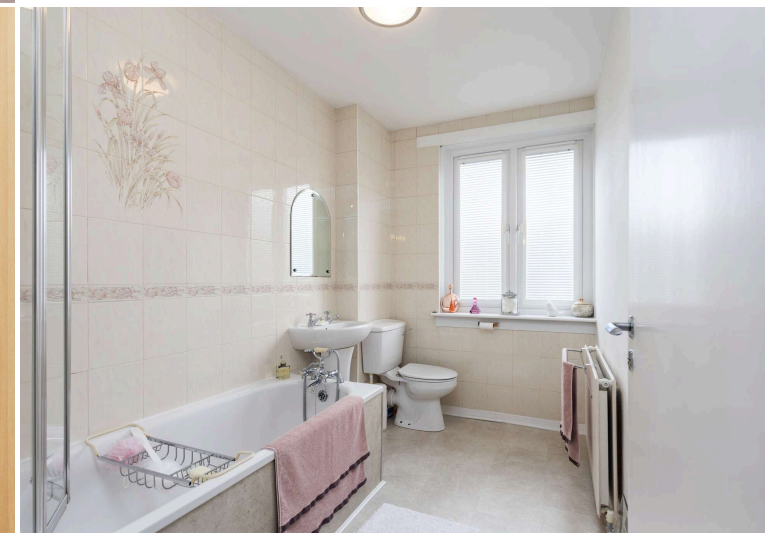
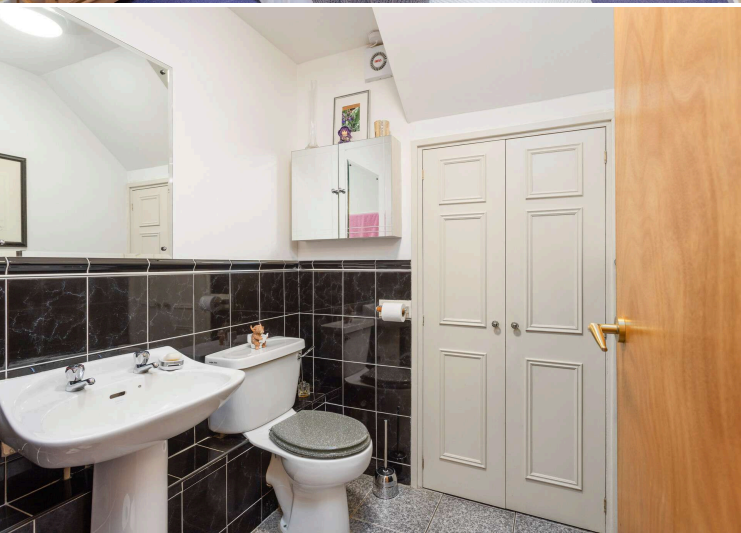
Located just off Raeburn Place in the highly desirable Stockbridge area, this rarely available 3 bedroom duplex flat offers a spacious home for a professional couple or a growing family.

The property is bright and well proportioned throughout further benefitting from gas central heating & double glazing. Externally, the property has access to two shared drying green areas and a residents' key entry car park.

Extras

To include all fitted carpets, curtains & curtain poles, blinds, integrated fridge, freezer, double oven, gas hob, cooker hood & washing machine





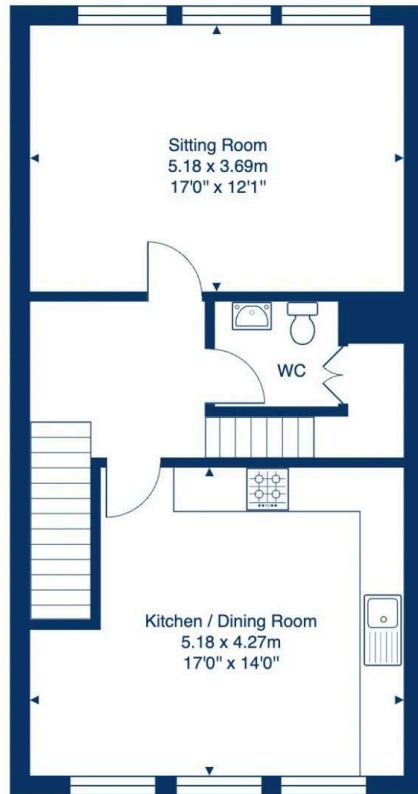
Location

Stockbridge forms part of the New Town Conservation area, it is a highly desirable district and is situated a short walk from Edinburgh's city centre. Stockbridge itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops and boutiques. For larger shopping requirements there is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park. Additional shopping and commercial facilities are available in the city centre on Princes Street, George Street and St James Quarter. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by. Regular buses run to and from the city centre and surrounding areas. For commuters the City Bypass, Edinburgh Airport, the Forth Road Bridge/ Queensferry Crossing and main motorway networks are within easy reach and both Waverley and Haymarket train stations are within a convenient distance.

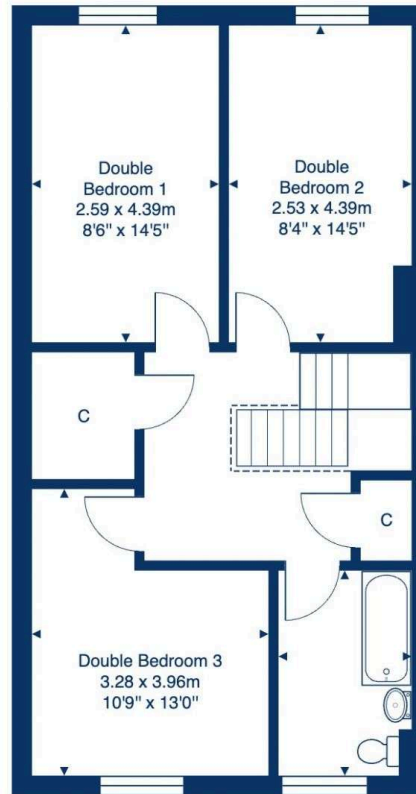
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Ground Floor



First Floor



Second Floor

Total Area: 114.4 m² ... 1231 ft²

All measurements are approximate and for display purposes only.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.