

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

15A ST BERNARD'S ROW

STOCKBRIDGE, EDINBURGH
EH4 1HW



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VIEWINGS: BY APPOINTMENT
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Property Summary

Welcome to a spacious one-bedroom main-door flat which is set on the first floor of a handsome traditional building in prestigious Stockbridge. This charming home offers bright and airy interiors, and a highly desirable location. It is just a short stroll from award-winning restaurants, as well as popular bars, cafes, and excellent amenities. It is also a brisk walk from the heart of the city centre, making it perfect for professionals, couples, and first-time buyers alike. Whilst the property requires a degree of modernisation and redecorating, the flat undoubtedly provides impressive scope to become a dream city residence.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and five-burner gas hob, a microwave, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Features

- A traditional first-floor flat in Stockbridge
- Sought-after location by the Water of Leith
- External steps to private main-door entrance
- Large, dual-aspect living/dining room
- Bright, well-appointed kitchen
- Double bedroom that is light and airy
- Three-piece en-suite bathroom
- Charming communal garden
- Controlled permit parking (Zone 5)
- Gas central heating and traditional sash windows
- Home Report Value - £275,000





*Large, dual-aspect living/dining room and
a bright, well-appointed kitchen*



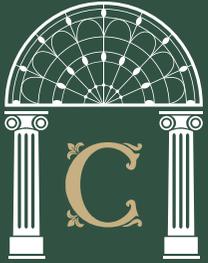


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*Double bedroom that is light and airy
and a three-piece en-suite bathroom*







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DISCLAIMER

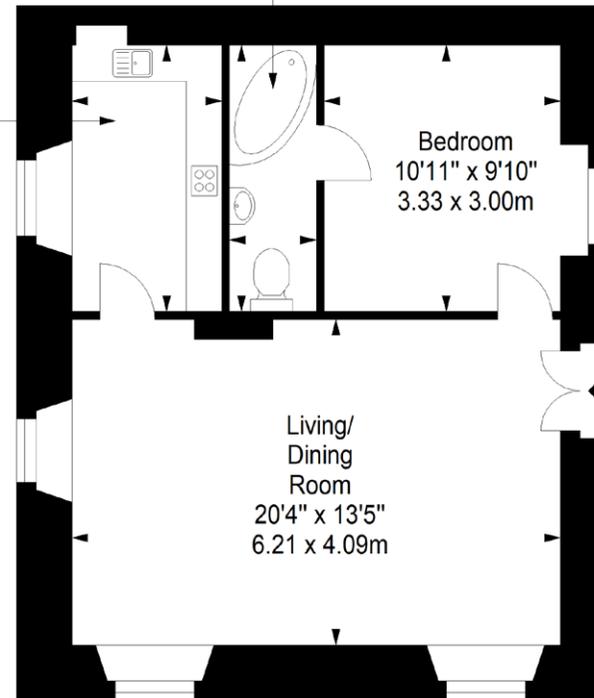
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested 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.

First Floor
Approx. 49.8 sq. metres (536.1 sq. feet)

En-suite
10'11" x 3'7"
3.33 x 1.08m



Kitchen
10'11" x 6'3"
3.33 x 1.90m



Bedroom
10'11" x 9'10"
3.33 x 3.00m

Living/
Dining
Room
20'4" x 13'5"
6.21 x 4.09m

Total area: approx. 49.8 sq. metres (536.1 sq. feet)