



4/2 Marys Place
STOCKBRIDGE | EDINBURGH | EH4 1JH


warners
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Set within an elegant B-listed Georgian townhouse conversion, this traditional two-bedroom top-floor flat offers a rare opportunity to acquire a truly enchanting home or refined pied-a-terre in the heart of highly sought-after Stockbridge. Accessed via an imposing shared entrance that sets a tone of classic grandeur, the property effortlessly blends period charm with everyday comfort.

The accommodation is thoughtfully arranged, featuring a bright and welcoming kitchen seamlessly connected to a living and dining area, perfect for both relaxed living and entertaining. Two well-proportioned double bedrooms provide peaceful retreats, while an airy three-piece bathroom completes the internal layout with a fresh, practical finish.

Further enhancing the appeal, residents benefit from a beautifully maintained south-facing shared garden, ideal for enjoying sunny days. A secure private store adds valuable additional space, and controlled parking ensures convenience in this prime location. The property is also equipped with double-glazed windows and gas central heating, ensuring warmth and efficiency throughout the year.

- Top-floor B-listed Georgian flat.
- Two double bedrooms, airy bathroom.
- Open-plan kitchen and living/dining.
- South-facing shared garden.
- Secure storage & controlled parking.
- Double glazing & gas heating.
- Two separate cellars, one private and one communal.

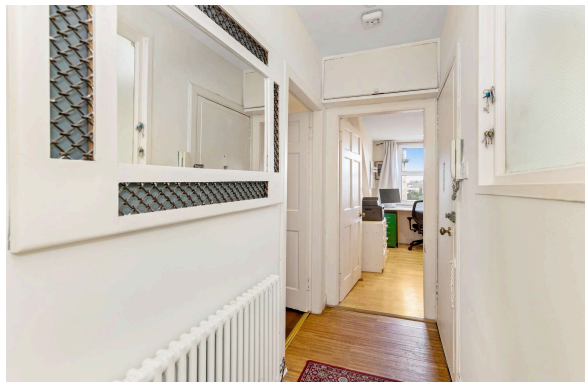
Council Tax D. Energy Rating D.

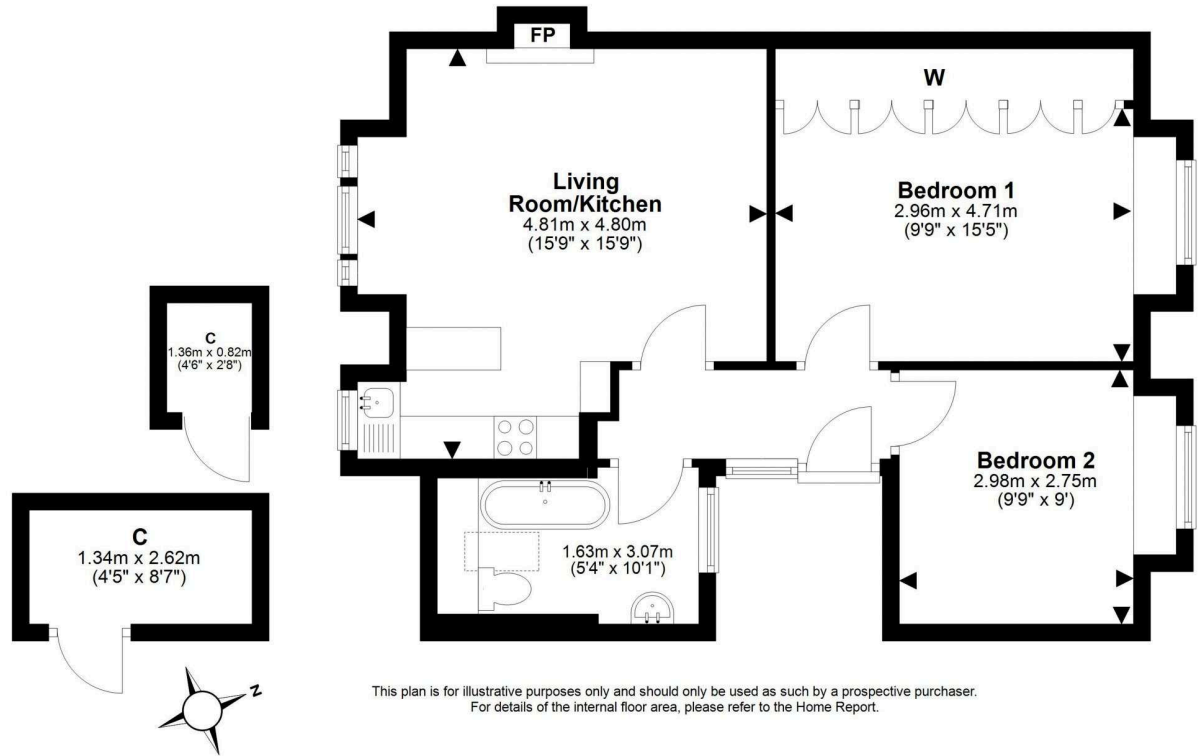
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, fridge/freezer, washer/dryer, dishwasher, microwave, gas fire, and free standing living room shelves will be included in the sale. The smaller freezer and small drinks fridge will not be included in the sale.

Fashionable Stockbridge has a great community spirit and offers a wealth of specialist shops, cafes and restaurants to its residents. Princes Street and George Street with all their amenities and attractions are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walkways. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.