

COULTERS ©

# FLAT 3, 5 LESLIE PLACE

STOCKBRIDGE, EDINBURGH, EH4 1NG

1 BED 1 BATH 1 PUBLIC



STAGED IMAGE

## TAKE A LOOK INSIDE

Situated on the first floor of a traditional Victorian tenement, this is a particularly spacious one bedroom flat with a fantastic location in the heart of Stockbridge. The accommodation is extremely generous and benefits from elegant, retained period features.

To the front of the flat, there is a lovely sitting room with wooden flooring, fireplace, Edinburgh press and a large storage cupboard. The kitchen/dining room is an excellent size and is fitted with plenty of wall & base mounted cabinetry, central island, integrated appliances and a deep pantry cupboard with shelving and room for appliances. It also has a recessed dining area which makes it perfect for entertaining.

## KEY FEATURES



Extremely spacious one bed flat.



Retained period features & proportions.



Shared gardens to the rear.



Permit parking available.



Lovely walks nearby including along the Water of Leith.



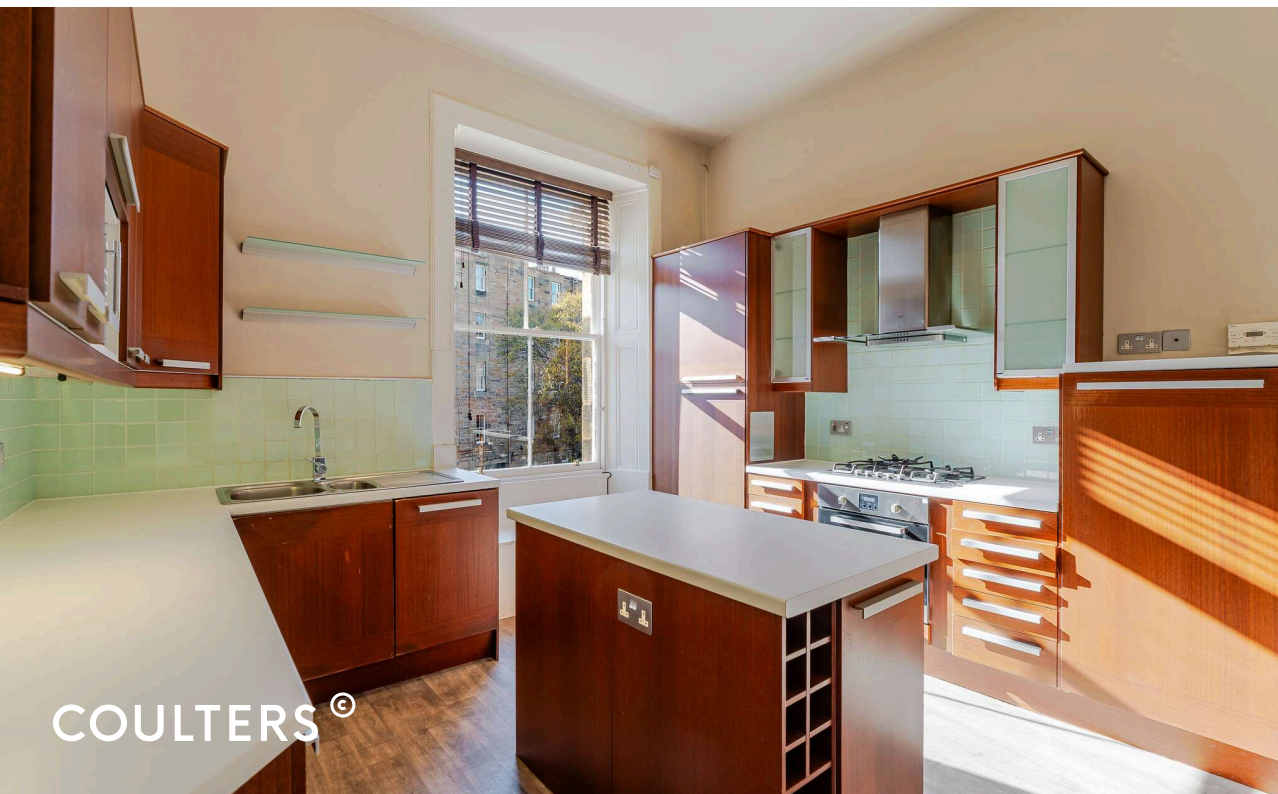
Stockbridge shops and restaurants on the doorstep.

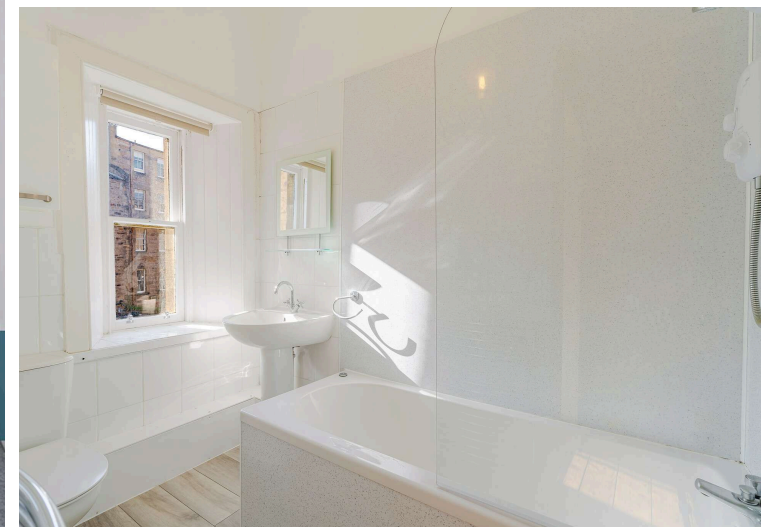


EPC Rating - C



Council Tax Band - D





With a bright south facing aspect, the double bedroom is very well-proportioned with ample room for furniture and a pleasant outlook over the shared gardens. A sunny, neutral bathroom with three piece suite and overhead shower completes the accommodation.

The property is fitted with gas central heating and single glazed sash and case windows.

There is well-maintained shared garden to rear and permit parking is available on street.

## EXTRAS

All blinds, curtains, fitted flooring, light fittings, and white goods are included in the sale along with the bedroom wardrobe, dining table and sitting room mirror.



# THE LOCAL AREA

Situated within a conservation area in the heart of Stockbridge, one of Edinburgh's most desirable neighbourhoods, the property is surrounded by an array of fashionable bars, artisan shops, and renowned eateries. A high-amenity area, Stockbridge offers everything from hairdressers and coffee shops to doctors, pharmacies, and convenience stores - all right on the doorstep.

For shopping, a Sainsbury's Local and M&S Food are just around the corner while a Waitrose in nearby Comely Bank offers further choice. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods.

Outdoor enthusiasts will appreciate the proximity to Inverleith Park and The Royal Botanic Garden, both within walking distance, as well as the picturesque Water of Leith Walkway just moments away. Recreational facilities include Glenogle Swimming Centre and The Grange Club, which offers facilities for cricket, tennis, squash, and hockey.

For commuters, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh Airport are all around a 20-minute walk, ensuring excellent connectivity.

**HOME REPORT VALUATION: £320,000**



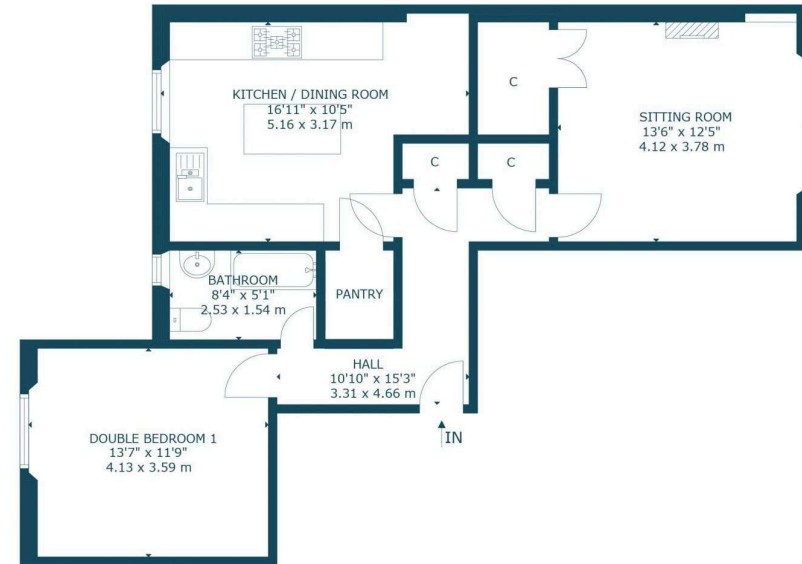
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FIRST FLOOR

FLAT 3, 5 LESLIE PLACE, STOCKBRIDGE, EDINBURGH, EH4 1NG  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 741 SQ FT / 69 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.