

COULTERS[©]

9 RAEBURN MEWS

STOCKBRIDGE, EDINBURGH, EH4 1RG

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away, in the heart of central Stockbridge is this rarely available end terraced one bedroom house with a delightful private garden and parking. The property has been a much loved home for more than 42 years, but it is now ready for its next exciting period of ownership.

The front door opens on to the main hall with stairs to the upper floor. At ground level there is a bright fitted kitchen with wall and base mounted cabinetry, incorporating a hob, washing machine, and fridge. There is direct access to the charming garden from here, along with space for a breakfast table and chairs.

KEY FEATURES



Rarely available end-terraced house.



Double bedroom with fitted wardrobes.



Delightful, secluded private garden.



Residents parking.



Tucked away on a quiet development in the heart of Stockbridge.



An array of local shops and amenities a short walk away.



EPC Rating - F



Council Tax Band - D



Adjacent to the kitchen is a good sized utility area, with another door to the garden. A practical wet room (with shower, WC and wash hand basin) and large store are also located on this level. On the upper floor is a light filled sitting room with carpet under foot and a study recess. The double bedroom benefits from fitted wardrobes and there is a convenient WC also located on this level. Heating is electric and there is double glazing.

The charming private garden is a lovely mix of paving, stone chippings and planting which includes bushes and shrubs such as rhododendron, lavender, wild geraniums, bluebells, calendula and clematis, along with apple trees.





THE LOCAL AREA

Situated 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, an M&S Foodhall is just around the corner on Raeburn Place while a Sainsbury's Local is within a short walk. There is also a Waitrose in nearby Comely Bank. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods. The Neighbourgood Market also runs throughout the summer months.

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 within a 20-minute walk, ensuring excellent connectivity.

EXTRAS

All blinds, curtains, flooring, lighting, and kitchen appliances are included in the sale. Some additional items of furniture may be available by separate negotiation.

A fee of approx. £200 per annum is payable to the Raeburn Mews Association, which covers the communal grounds and security gate maintenance.

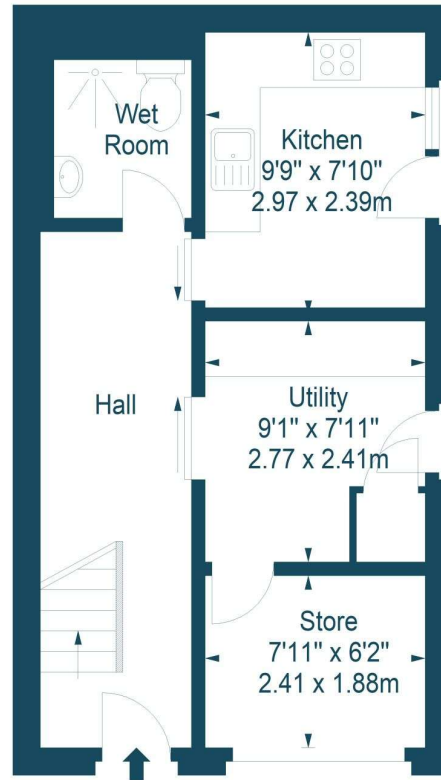
HOME REPORT VALUATION: £350,000



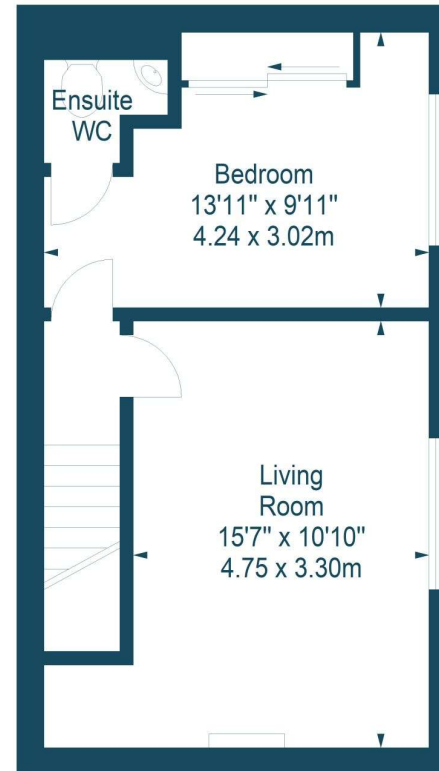
Raeburn Mews,
Edinburgh,
Midlothian, EH4 1RG



Approx. Gross Internal Area
714 Sq Ft - 66.33 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.