

9 (2F3) Leslie Place, Stockbridge, Edinburgh, EH4 1NF



### Description

Impressive 2 bed second floor flat, of immense appeal forming part of a traditional Victorian tenement building situated in the heart of the desirable Stockbridge area allowing residents to benefit from most prized eateries and boutiques the city has to offer. The property is presented to the market in good order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to a variety of award winning amenities, scenic walks and open green spaces.

### Features

- Charming 2 bed second floor flat
- Edinburgh Botanical Gardens & Water of Leith on the doorstep
- Elegant living room with ample space for dining
- Fitted kitchen
- Two spacious double bedrooms
- Modern shower room
- Gas central heating and double glazing
- Secure entry system
- Well kept south-facing communal drying green
- Permit parking available

### Extras

The fitted carpets, curtains, oven, hob, dishwasher, washing machine and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided for the appliances.

**EPC Rating:** C

### Price and Viewing

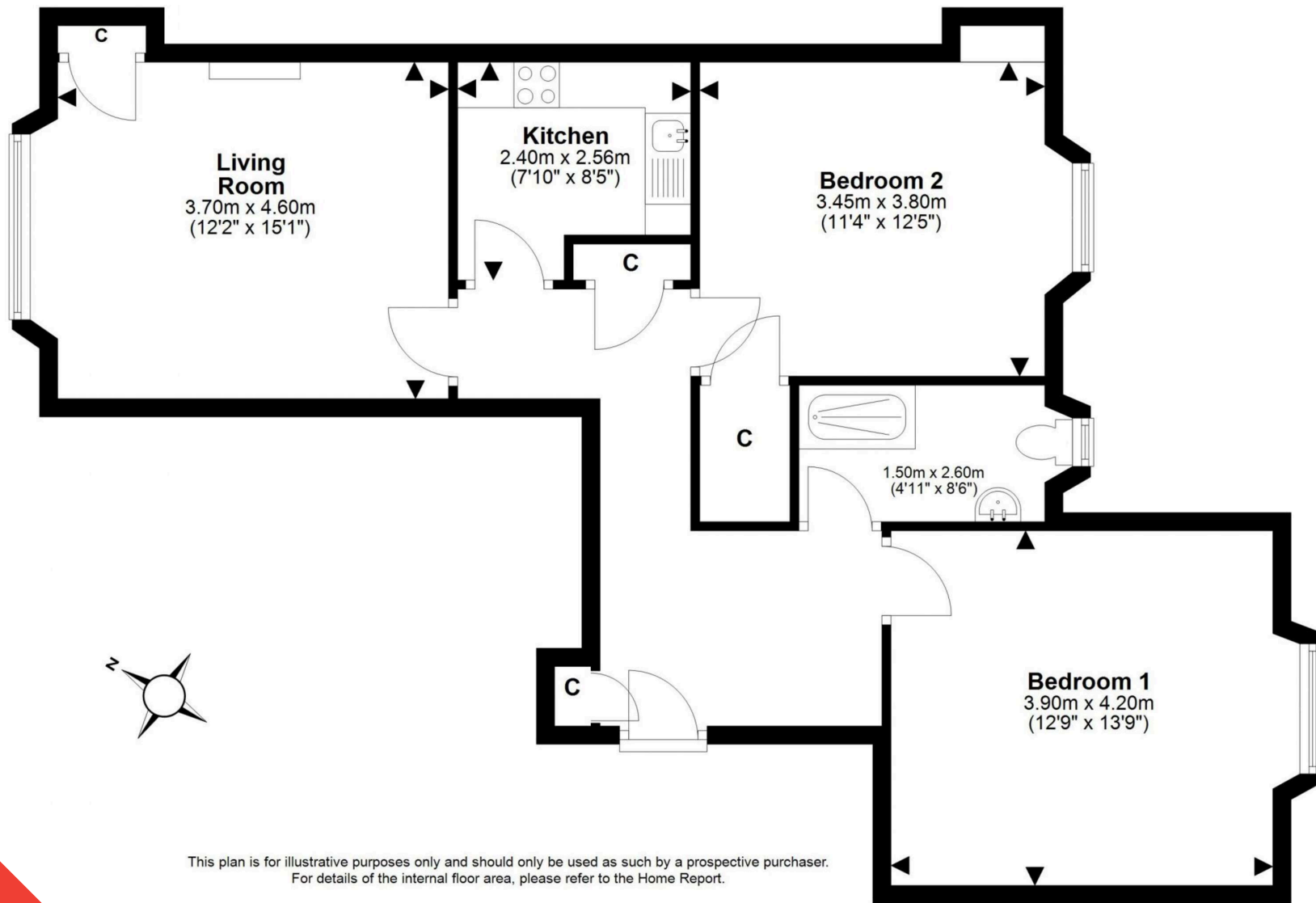
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Stockbridge is a highly desirable cosmopolitan village within the heart of the city and has been quoted in many published magazines as one of the best places to live in Britain. Bordered to the north by Inverleith Park and the Royal Botanic Gardens, and to the south by the celebrated New Town. It is unique in character and style and plays host to a wonderful variety of small speciality shops, fashionable bars, quaint coffee shops, delis, boutiques as well as a Waitrose at Comely Bank, a Sainsbury at Craigleith whilst an open-air market is a hive of activity on a Sunday morning. The West End and Princes Street may be reached within 10 minutes on foot, and the city's financial hub within 15. Leisurewise, the Glenogle Swim Centre offers a wide programme of activities, with The Village, Westwoods and the Grange private Sports Clubs all within a few minutes, as of course are Inverleith Park and The Royal Botanic Gardens. There are lovely walks and a cycle path along the banks of the Water of Leith, running all the way from Balerno to the waterfront at Newhaven. Road links to the central motorway network, Forth bridge and city by-pass are excellent (via Queensferry Road) and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

