

3 CHEYNE STREET

Stockbridge, Edinburgh, EH4 1JA



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PROPERTY NAME

3 Cheyne Street

LOCATION

Stockbridge, Edinburgh, EH4 1JA

APPROXIMATE TOTAL AREA:

157.5 sq. metres (1695.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Welcome to 3 CHEYNE STREET

Welcome to a four-bedroom main-door duplex apartment offering the space and character of Georgian architecture, alongside modern interiors and a prestigious location in the heart of Stockbridge.

GENERAL FEATURES

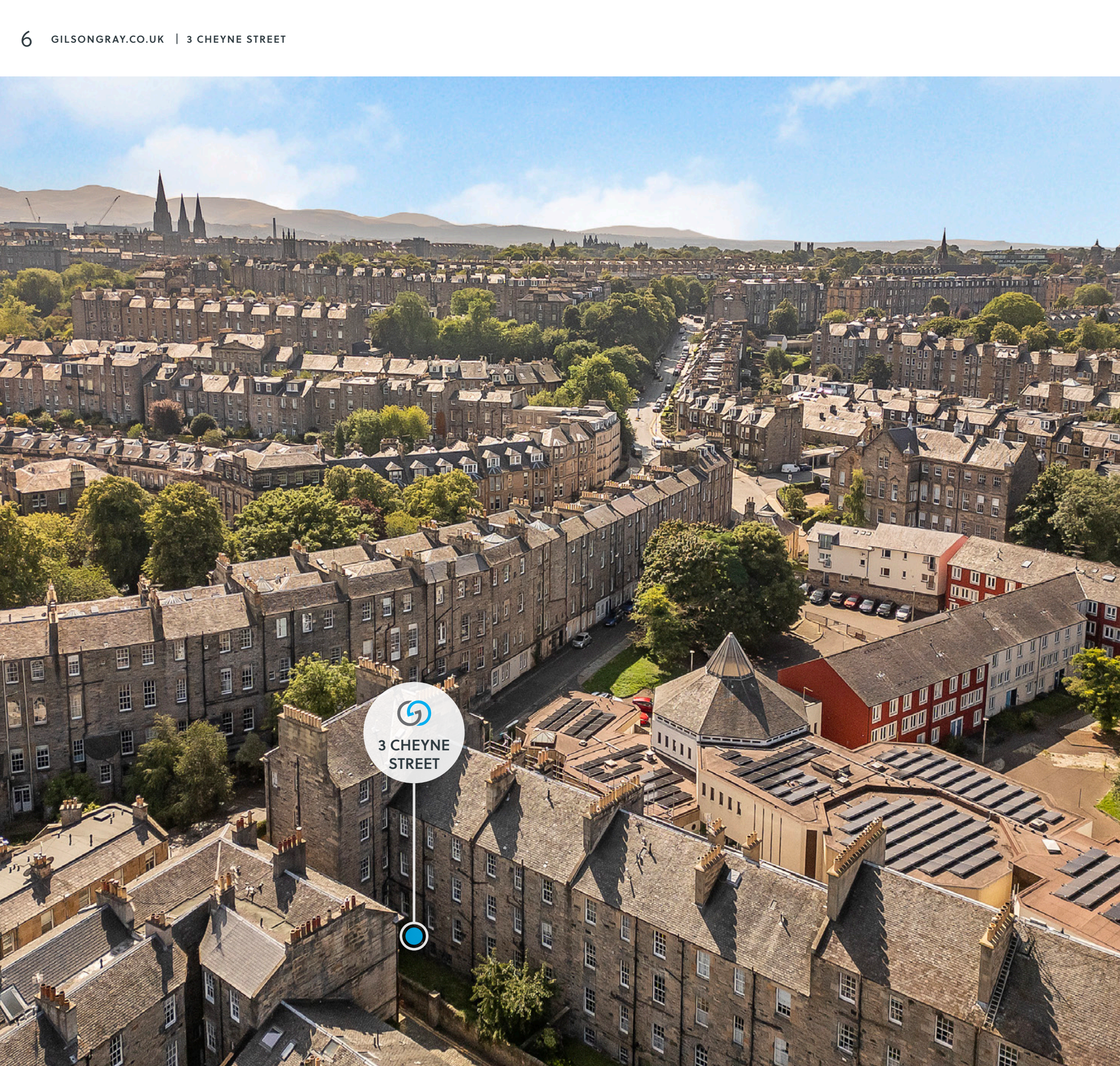
A large duplex apartment in prestigious Stockbridge
Set on the ground and lower ground floors
Within a B-listed Georgian building (circa 1826-27)
Forms part of the New Town conservation area
Modern neutral interiors with period features
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

Private main-door entrance
Broad hall with storage and a spiral staircase
Expansive, southwest-facing living room
Spacious dining kitchen that is well appointed
Separate laundry room on the lower ground floor
Lower ground-floor hall with built-in storage
Four bright and spacious double bedrooms
En-suite shower room with a four-piece suite
Large family bathroom with a four-piece suite

EXTERIOR FEATURES

Enclosed communal garden to the rear
Controlled permit parking to the front (Zone N3)



3 CHEYNE
STREET



DISCOVER

the charm of a
Georgian city
home with modern
interiors

The home's private main door opens into a broad hall, where light decoration and wooden floorboards set the interior standards for this floor. Period features bring further appeal: the picture rail, intricate cornice work, and ceiling rose adding texture, alongside an open archway that leads to storage and a spiral staircase.



EXPANSIVE

Living room





A southwest-facing aspect

The living room maintains the sought-after aesthetic of the hall, providing new buyers with an enticing blank canvas. Its expansive proportions measure just under 235 square feet, accommodating a wide range of comfy furnishings and layouts. Twin windows to the southwest flood the entire space in natural light as well,

coming fitted with charming window shutters that are also found in most rooms. A picture rail and smooth cornicing draw attention to the high ceiling, while a handsome feature fireplace forms a characterful focal point to organise the sofas around.





Double doors flow from the living area into the dining kitchen, which enjoys a spacious footprint spanning over 172 square feet. With the timber-toned cabinetry and granite-style worktops neatly organised in a single line, it leaves ample room for a sizeable table allowing the space to become a hub for family meals and entertaining friends. Easy-clean splashbacks add further practicality, along with a separate laundry room on the lower ground floor.



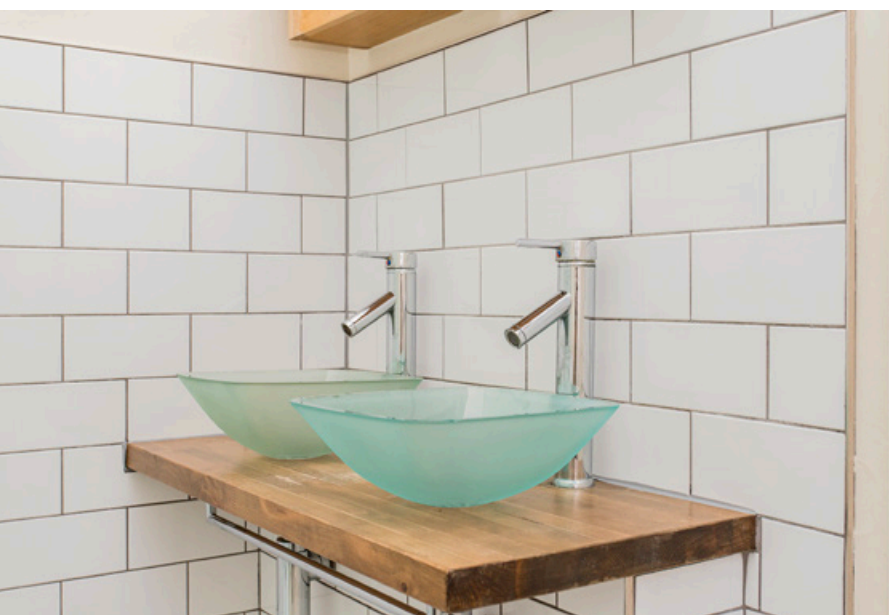
The kitchen

**A PLACE
TO COME
TOGETHER,
DINE AND
SOCIALISE**





LARGE BEDROOMS



offering flexible space
to live and grow

Set on the ground floor, the principal suite has spacious dimensions and a calming ambience thanks to understated décor warmed by the glow of varnished wooden floorboards. For added convenience, it also boasts a bright four-piece en-suite, fitted with twin washbasins, a toilet, and a shower cubicle.



THE THREE REMAINING DOUBLE BEDROOMS ARE DOWNSTAIRS



Meanwhile, the three remaining double bedrooms are downstairs, finished in a neutral palette and soft carpeting. They are all of a generous size, with the second bedroom also enjoying a built-in wardrobe. Altogether, these large bedrooms provide plenty of space to live and grow.

THE BATHROOMS

Perfect for a deep soak and relaxation



In addition to the en-suite, the home benefits from a rather spacious family bathroom on the lower ground floor. Attractively decorated with tongue-and-groove panelling below crisp white décor, this bathroom has a tranquil air and a high-quality four-piece suite. It is comprised of a toilet, twin storage-set washbasins, and a freestanding roll-top bath with a handheld shower – perfect for a deep soak and relaxation.

A COMMUNAL GARDEN

and permit parking

Externally, there is an enclosed communal garden to the rear, while to the front, controlled permit parking (Zone N3) is in effect ensuring homeowners have space to park.

Extras: all fitted floor and window coverings, light fittings, a large range cooker, and an integrated dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



Known as Edinburgh's urban village



The desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsbury's and a large Waitrose, whilst nearby Craigmile Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street.

Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.



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