




COULTERS<sup>©</sup>

# 130A ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AD

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

130A St Stephen Street is a maindoor studio apartment situated on a quiet cobbled street in desirable Stockbridge, and bordering the New Town. Accessed via a private entrance at street level, the accommodation is located down a set of stairs, on the lower ground floor.

There is an open plan kitchen and living area which has a pleasant aspect, overlooking the communal gardens to rear. The sleeping area is located off the hall, and is large enough for a double bed. A versatile box room could be used as a dressing room or home office. The bathroom is a good size and features a three piece suite with an over bath electric shower.

Single glazing is fitted within the property and there is electric heating.

## KEY FEATURES

-  Lower ground studio apartment
-  Sleeping area with versatile box room
-  Shared gardens to the rear
-  Permit parking available
-  Short stroll from the heart of Stockbridge
-  Less than 10 minute walk to George Street



The shared rear garden can be accessed from the communal stair of building number 126. Permit parking is available on St Stephen Street.

## EXTRAS

Blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.

\*Please note that some images have been virtually staged.





## THE LOCAL AREA

The property is in a much sought-after Stockbridge location. Fashionable bars and pubs, artisan shops and renowned eateries are all located nearby. A high amenity area, hairdressers, coffee shops, doctors, pharmacies, convenience stores and much more are on the doorstep. Princes Street, George Street and the newly opened St James Quarter are also just a brief walk away. There are plenty options for everyday shopping such as a Sainsbury's Local on Howe Street and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend. Inverleith Park and The Royal Botanic Garden are in walking distance as is the picturesque Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga and Bannatyne Gym, all situated a short distance from the property. Waverley Railway Station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are roughly a 20-minute walk.

## GET IN TOUCH



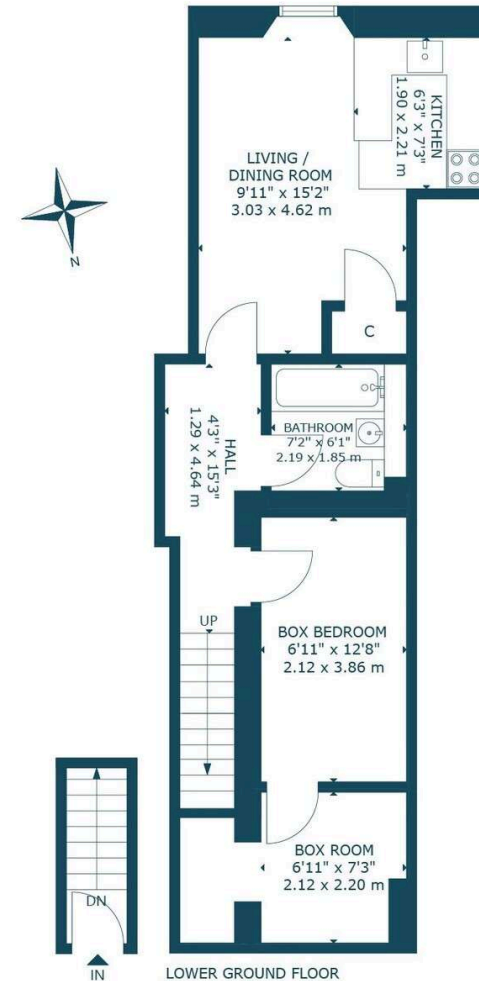
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130A, ST STEPHEN STREET, NEW TOWN, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 516 SQ FT / 48 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.