





B-LISTED, FIRST-FLOOR GEORGIAN APARTMENT



Nestled in very heart of exclusive Stockbridge, this particularly spacious three-bedroom plus study, first-floor apartment is set within a B-listed Georgian tenement. Enjoying some of the finest amenities the capital has to offer, right on its doorstep, this prime city home will appeal to professionals, families, and investors alike.

This stylish property boasts generously proportioned accommodation and magnificent period features with an elegant living room, a welcoming reception or dining hall, a modern dining kitchen, three bedrooms, a separate home office/study, and two luxurious bathrooms.

Accessed from a secure entry and stairwell, the home's front door opens into a spacious reception or dining hall. The delightful living room is an outstanding reception and entertaining space, filled with light from twin sash and case windows.





CONTEMPORARY DINING KITCHEN



The dining kitchen, situated opposite the living room, blends contemporary design with a traditional backdrop. Here, light wood-styled cabinets are beautifully contrasted with an expanse of gleaming black granite worktops and stainless-steel splashbacks. It incorporates a gas range cooker with an electric oven and a selection of neatly integrated appliances. A pantry-style cupboard offers excellent additional storage. With enough space for a dining table and chairs, the kitchen is ideal for breakfast or socialising while cooking.



PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM

There are three elegantly proportioned double bedrooms that benefit from plush carpeting and tasteful, understated presentation. The vast principal bedroom has a notable Georgian curved wall with built-in cupboard, and a sumptuous en-suite bathroom with ambient lighting and deluxe features and fittings, including a rainfall shower and underfloor heating.





BEDROOMS, STUDY/HOME OFFICE & A STRIKING SHOWER ROOM

The second bedroom is also a vast king-size bedroom with ample floor space for relaxed seating and bedside furnishings. Completing the bedrooms is a smaller double bedroom. Accessed from the hallway is a separate home office/study (with excellent attic storage) which is ideal to work from home, as a nursery, or hobby room. Completing the accommodation is a striking three-piece shower room, presented in contemporary charcoal grey and with a double shower enclosure.

Gas central heating ensures year-round comfort. The property further benefits from access to an allocated and shared storage cellars, plus a communal garden. Controlled parking with a residents' permit is also available for the immediate area.

Extras: All fitted floor coverings, some light fittings, and integrated appliances (fridge-freezer, dishwasher, microwave, and washing machine) are 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.



EPC RATING:

D

COUNCIL TAX BAND:

E

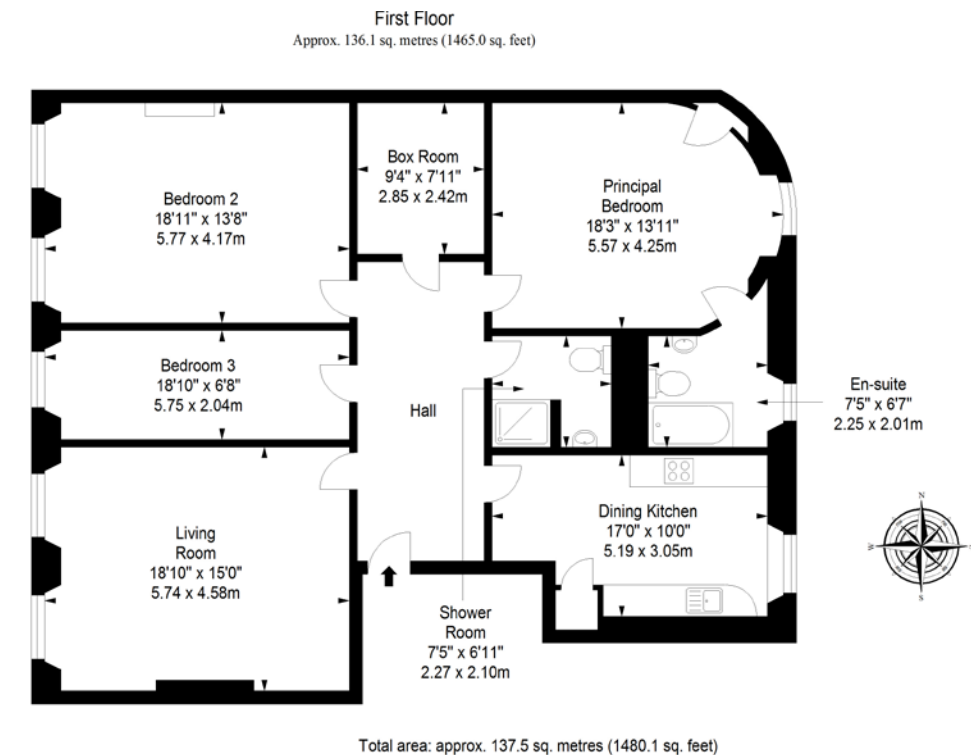
VIEWING

By appointment with Gilson Gray on 0131 516 5366.



STOCKBRIDGE, EDINBURGH

Developed as part of the New Town, Stockbridge offers an ideal location within strolling distance of the city centre. The bustling and unique village atmosphere offers a wealth of amenities including chic boutiques, art galleries, independent shops, bookshops, renowned cheese mongers, fish mongers and a butcher. A fantastic selection of fashionable cafés, restaurants, and pubs line the street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders. Nearby Craighleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Enjoying the outdoors could not be more inviting, with Inverleith Park and the colourful Royal Botanic gardens all close by – an oasis of green making it seem almost impossible to be so close to the city centre. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For a vintage treat, the Glenogle Swim Centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym, and fitness classes. In addition, the area benefits from outstanding schooling in both the private and state sector including Stockbridge Primary, Broughton High, George Heriots, Fettes College, and Edinburgh Academy, among others. Stockbridge is well served by regular bus services to the city centre and beyond and Waverley train station is within walking distance for easy commuting.



FEATURES

- B-listed Georgian tenement
- Stylish first-floor apartment
- Enviably set in the heart of exclusive Stockbridge
- East & west facing aspects allowing plenty of natural light
- Spacious rooms with fine period features
- Magnificent reception/dining hall
- Outstanding living room with twin windows
- Contemporary dining kitchen
- Principal bedroom with en-suite bathroom
- Second vast king-size bedroom
- Third smaller double bedroom
- Versatile study/home office (with attic storage)
- Striking three-piece shower room
- Gas central heating
- Communal garden
- An allocated & communal cellars
- Controlled parking in wider area (Zone 5A)



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ST ANDREWS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.