

COULTERS<sup>©</sup>

WELCOME TO:

# ST STEPHEN STREET

10 (2F1) St Stephen Street, Stockbridge, Edinburgh EH3 5AL



## ST STEPHEN STREET AT A GLANCE:



Vibrant Stockbridge location



Two-bedroom traditional flat



Light filled lounge with bay window



City centre in walking distance



Water of Leith walkway nearby



Well-regarded schooling close by

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that the furniture can be included in the sale if required.



## A LITTLE BIT ABOUT THE PROPERTY:

An impressive two-bedroom B-listed Georgian apartment situated in a prime corner position in the heart of desirable Stockbridge. The spacious lounge with period features and bay windows overlooking North West Circus Place and the expansive kitchen/dining room with original flagstone flooring set the scene for the comfortable and well-proportioned accommodation. In walking distance of the superb amenities which Stockbridge has to offer, as well as Inverleith Park, The Royal Botanic Garden and the city centre this is a wonderful opportunity for an investor or professional.

- Light infused lounge with bay windows overlooking North West Circus Place. Features ornate cornicing, ceiling rose, Edinburgh press and focal fireplace with striking green insert, set against a warm neutral décor and carpeting
- A generously proportioned contemporary kitchen/dining room complete with original flagstone flooring and built-in cupboard. Attractive wall and floor units, splashback tiling and worktops sit alongside integrated appliances including eye-level microwave, oven and hob
- A box room adjacent to the lounge, an ideal peaceful study or home office space
- Principal double bedroom with built-in bespoke wardrobes, neutral décor and carpeting. Contemporary tiled shower room and enviable sauna complete the accommodation
- A further inviting carpeted double bedroom with room for freestanding furniture
- Tiled bathroom with wall-mounted shower, washbasin and chrome towel rail
- Separate WC with washbasin
- Gas central heating throughout





## LOCATION, LOCATION, LOCATION:

The property is in a much sought-after Stockbridge location. Fashionable bars and pubs such as The Baillie and Hectors, artisan shops including Ian Mellis cheesemonger and renowned eateries like The Stockbridge Restaurant and The Scran and Scallie are moments away. 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 just over 15 minutes' walk. There is a Sainsbury's Local on Howe Street and Margiotta Food and Wine on Dundas Street, as well as Scotmid on Raeburn Place and a popular farmers market is held each weekend. Larger shopping is available at Waitrose in nearby Comely Bank and Sainsbury's at Craighleith Retail Park.

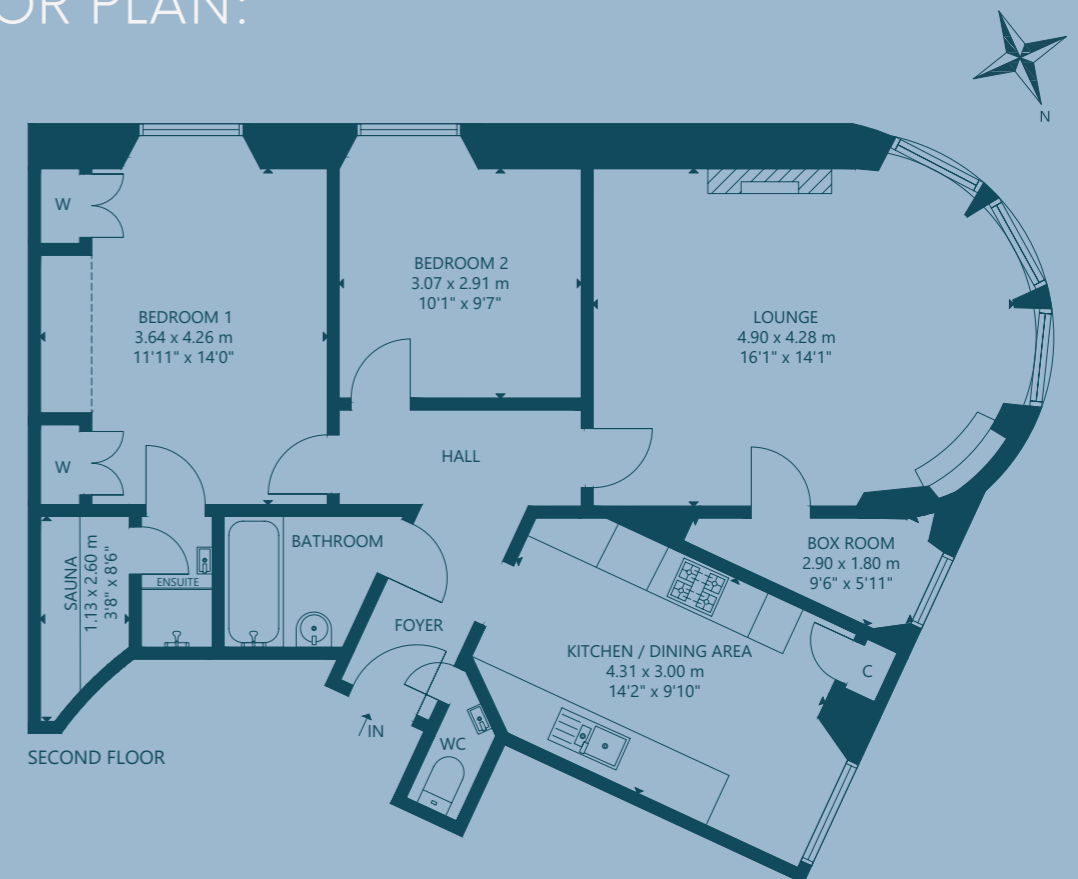
The green space of George V Park is close by, and Inverleith Park and The Royal Botanic Garden are in walking distance as is The Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga and Bannatyne Gym, all within walking distance.

Primary and secondary schooling includes Stockbridge Primary and Broughton High School. It is well placed for some of the city's finest private schools including Edinburgh Academy, Fettes College and George Heriot's School.

Waverley Railway Station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are a 20-minute walk and the City Bypass is easily reached.



## FLOOR PLAN:



10 (2F1) St Stephen Street, Stockbridge, Edinburgh EH3 5AL

Approx. Gross Internal Area

837 Sq Ft - 78 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

 0131 603 7333

 [coultersproperty.co.uk](http://coultersproperty.co.uk)

