

COULTERS[©]

WELCOME TO:

OXFORD TERRACE

10/3 Oxford Terrace, Stockbridge, Edinburgh, EH4 1PX



OXFORD TERRACE AT A GLANCE:



Exquisite tree-lined terrace



Two-bedroom Georgian apartment



Light filled twin-windowed lounge



Stockbridge in walking distance



A stone's throw from the Water of Leith



Well-regarded schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Fabulously situated in Edinburgh's leafy West End, this immaculate two-bedroom second floor property is located within a B-listed Georgian terraced townhouse. This is a superb opportunity to acquire one of these enviable New Town apartments which boasts stylish neutral interiors, fixtures and fittings, alongside eye-catching original period features. With a wealth of leisure and retail amenities at hand, proximity to the upcoming Haymarket development and in walking distance to the city centre, this home offers a superb lifestyle.

- Bright and spacious twin windowed lounge with neutral décor and carpeting. Offers front leafy outlook onto Oxford Terrace
- Light filled, contemporary kitchen with rear aspect featuring clean white cabinetry, stylish bottle green splashback tiling and quality wooden worktops. Integrated appliances include dishwasher, extractor fan, electric hob and oven
- Principal double bedroom with views over Oxford Terrace. Neutral décor and carpeting complements original cornicing and Edinburgh press
- A second bedroom with plentiful light and rooftops views
- Fully tiled bathroom with three-piece white suite including wall-mounted shower and underfloor heating
- Gas central heating throughout
- Secure entry system
- On-street (permit) parking



LOCATION, LOCATION, LOCATION:

This property is in a prime position for Edinburgh's city centre and enjoys an array of amenities including all the vibrant bars, restaurants and cafés of this part of the city such as Indigo Yard, Teuchters, The Pompadour and Pizza Express.

Fountain Park, a 10-minute drive, has a cinema as well as gym, bowling alley and a range of restaurants and bars. In addition, the upcoming Haymarket development, which is due to be completed in 2023, will offer an exciting variety of first-class leisure and retail amenities. It is also ideally situated for fashionable Stockbridge with its independent retailers, restaurants and bars.

Recreational opportunities include the nearby Edinburgh Sports Club, Dean

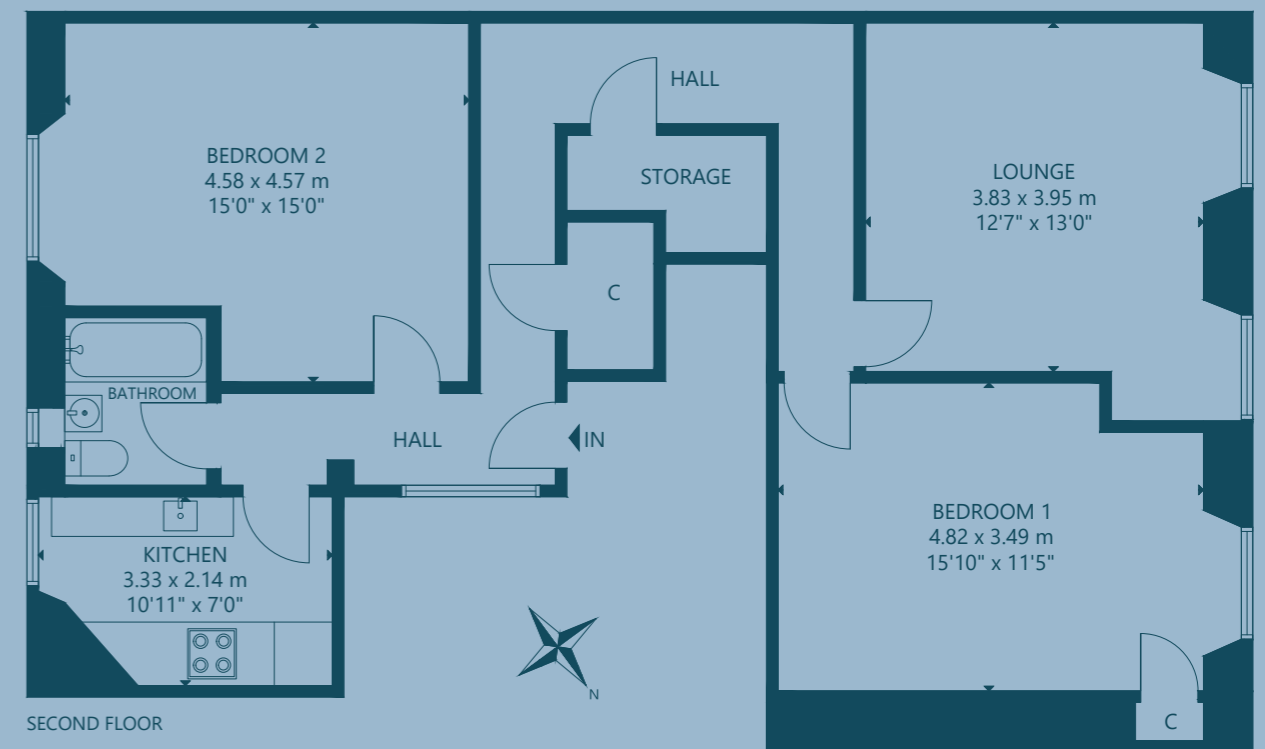
Tennis and Squash Club and Drumsheugh Baths Club. There are a number of supermarkets all within a short drive including Waitrose at Comely Bank and Sainsbury's at Craighleith Retail Park.

Well-regarded schooling includes Flora Stevenson Primary School and Broughton High School. Edinburgh's private schools are all in easy reach including Stewart's Melville College, Mary Erskine School and Edinburgh Academy.

Haymarket Railway Station is minutes away and regular bus and tram links take you further into the city as well as onto Edinburgh Airport. The City Bypass is in close proximity connecting you to Scotland's motorway networks.



FLOOR PLAN:



10/3 Oxford Terrace, Stockbridge, Edinburgh, EH4 1PX

Approx. Gross Internal Area

897 Sq Ft - 83 Sq M

For identification only. Not to scale.

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