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WELCOME TO:

# PERTH STREET

6/2 Perth Street, Stockbridge, Edinburgh, EH3 5DP



## PERTH STREET AT A GLANCE:



Sought-after  
Stockbridge location



Traditional apartment  
with box room



Living room with  
fine period details



Walking distance  
of City Centre



Close to The Royal  
Botanic Garden



Planning permission  
for third bedroom

## EXTRAS:

The white goods, kitchen island and curtains in bedroom 2, mounted TV and mount, along with all other fixtures and fittings are to be included in the sale. Please note that other items may be available through separate negotiation.

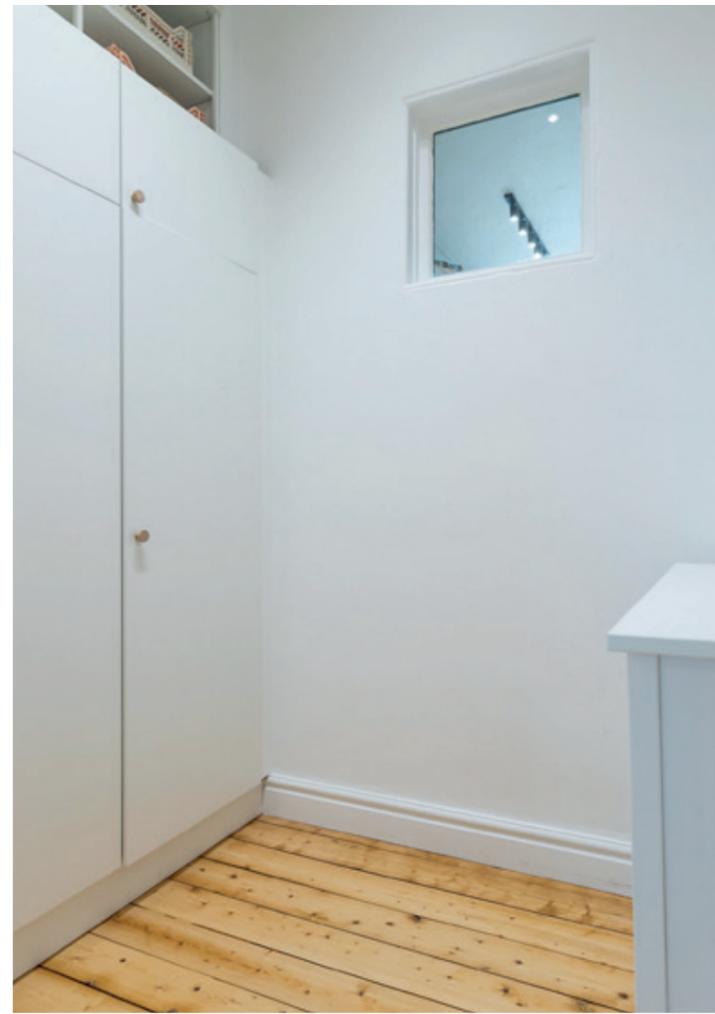


## A LITTLE BIT ABOUT THE PROPERTY:

Presented in excellent condition and recently redecorated, this is a two-bedroom first floor traditional apartment with box room in a sought-after Stockbridge location. Boasting classically proportioned rooms and fine period details including refurbished wooden flooring, and feature fireplaces, it offers light-filled accommodation. Enjoying access to fashionable bars and restaurants, and picturesque open spaces and within walking distance of Edinburgh City Centre, this is a fantastic opportunity.

- Living room with a striking interior including white louvred shutters, wooden flooring, exquisite cornicing, dado rail, cast iron radiators, oak panel doors, and a focal black marble mantelpiece with open cast iron fireplace.
- Kitchen/dining room tastefully decorated and featuring white wall and floor units, worktops, a kitchen island, and integrated appliances including an extractor hood, five-ring gas hob, and oven. Benefits from a built-in pantry and dining alcove.
- Double bedroom to the front of the property including white louvred shutters and wooden flooring.
- Second good-sized double bedroom with eye-catching original black cast iron fireplace and mantelpiece along with bespoke fitted headboard.
- Box room with built-in storage.
- Recently decorated bathroom with a three-piece white suite.
- Active planning permission in place to reconfigure the layout to form a third bedroom. Plans are available upon request.
- Gas central heating throughout.
- Beautifully kept shared rear garden mainly laid to lawn.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

Edinburgh's prestigious Stockbridge boasts a charming village feel, scenic green spaces, and striking Georgian architecture. A pleasant stroll from the City Centre you can peruse a wonderful selection of independent artisan shops, and boutiques, including Annie Smith Jewellery, Daisy Cheynes, and Galerie Mirages and enjoy tempting cafés and eateries like Herbie's of Edinburgh Deli, Söderberg Swedish Bakery and Café, and Artisan Roast.

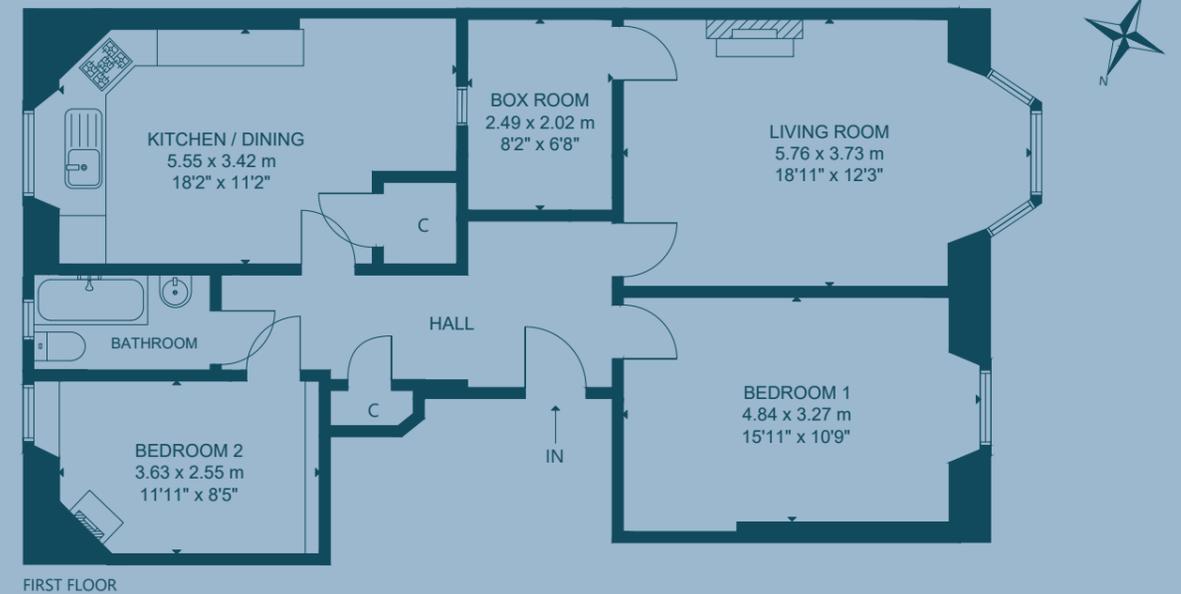
There are an array of fashionable bars and restaurants in which to enjoy all-day dining from brunch to late-night bites including Hector's, The Baillie, and Hamilton's. Raeburn Place, the main thoroughfare houses a Sainsbury's Local and Co-op Food whilst there is a large Waitrose at Comely Bank and a Sainsbury's and Marks and Spencer at Craighleith Retail Park.

When it comes to picturesque walks and tranquil days spent outdoors you are spoilt for choice. From the world-renowned Royal Botanic Garden to the picnic spots, boating pond, and panoramic City views of Inverleith Park. The nearby scenic Water of Leith walkway and cycle paths, take you from Stockbridge to the 19th Century Dean Village. Other recreational pursuits include Glenogle Swim Centre, a tastefully restored Victorian swimming baths with gym and fitness classes, and the historic Grange Sports Club with tennis, cricket, squash, and hockey.

Whilst accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.



## FLOOR PLAN:



6/2 Perth Street, Stockbridge, Edinburgh, EH3 5DP

Approx. Gross Internal Area

915 Sq Ft - 85 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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