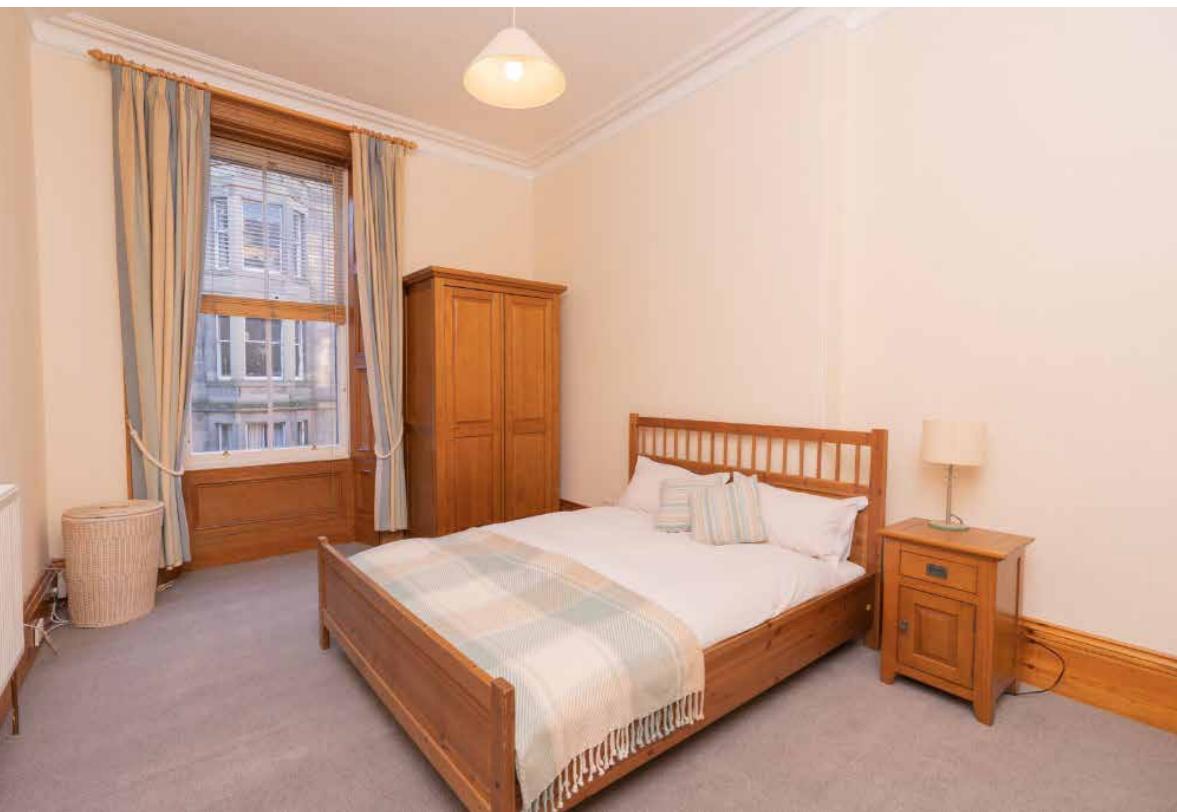




**GILSON GRAY**

LAW • PROPERTY • FINANCE

**10/4 LESLIE PLACE**  
Stockbridge, Edinburgh, EH4 1NH



## FIRST-FLOOR FLAT IN THE HEART OF STOCKBRIDGE

Part of the New Town conservation area, this traditional, two-bedroom (plus box room), first-floor flat is enviably located in the heart of Stockbridge, within easy reach of award-winning amenities, transport links, and Princes Street. The well-presented home is perfect for city professionals and small families, offering bright and airy rooms that have high ceilings and neutral decoration throughout. Furthermore, residents can get access to St Bernard's Crescent Gardens for a modest annual fee.

The flat is accessed via a secure entry system and a shared stairwell. Inside, a hall (lined with four-panel wooden doors) provides cloak storage and a shelved cupboard. On the right is the living/dining room, which catches the eye with its imposing feature fireplace and detailed cornice work that highlights the lofty ceiling. Here, neutral décor and wooden floorboards create an inviting environment that is easy to style. There is floorspace for lounge furniture and room for a table and chairs in the curvature of a bay window. A shelved cupboard completes the space. To the home's rear, the dining kitchen is well-appointed with cream-coloured cabinets and wooden worktops. It is finished with cherry-red splashback tiles, a utility cupboard, and a dining nook. Meanwhile, the two double bedrooms and the box room are fitted with carpets for comfort. The principal bedroom has spacious proportions for bedside furniture and a study desk, whilst the second bedroom has built-in storage and a feature mantelpiece for added decoration. The box room offers versatile dimensions for creative use, such as an office. Finishing the accommodation is a three-piece bathroom, fitted with a toilet, a towel radiator, and on-trend tiling around a storage-set washbasin and a bath with an overhead shower.

Controlled parking is available with a residents' permit (Zone 5).

Extras: integrated kitchen appliances (dishwasher and washing machine), a gas range cooker, a fridge/freezer, and a tumble dryer to be included in the sale. Additional furnishings, as seen in the photographs, are available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



### FEATURES

- First-floor flat in the heart of Stockbridge
- Part of a traditional tenement building
- New Town conservation area
- Access to St Bernard's Crescent Gardens (subject to a modest annual fee)
- Well-presented neutral interiors
- Secure entry system
- Entrance hall with two cupboards
- Living/dining room with bay window
- Well-appointed dining kitchen
- Two double bedrooms
- One versatile box room
- Three-piece bathroom
- Controlled parking (Zone 5)

EPC RATING:

C

COUNCIL TAX BAND:

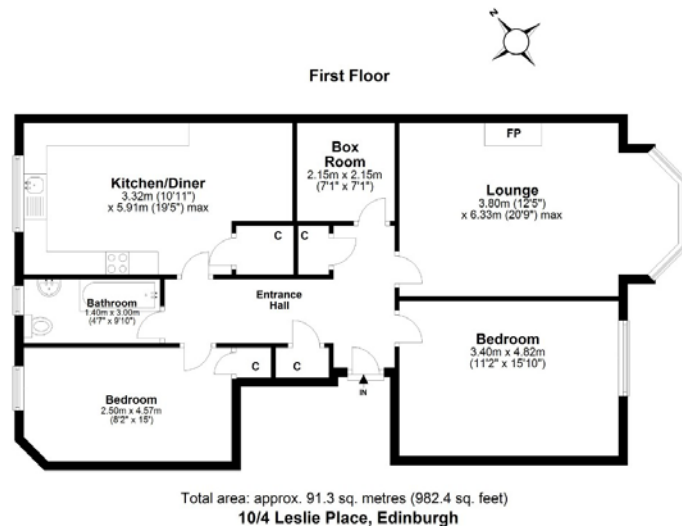
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## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## STOCKBRIDGE, EDINBURGH



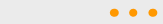
Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.



Access to St Bernard's Crescent Gardens

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



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