



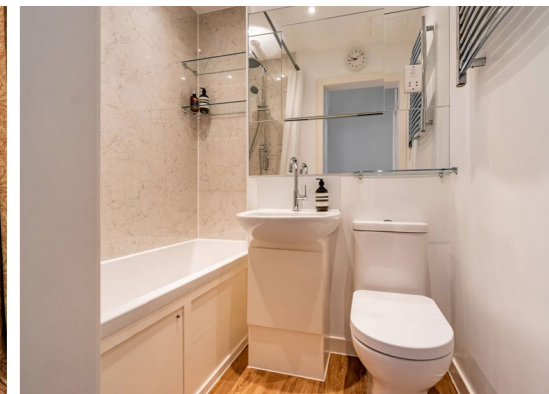
**73 1fl St Stephen Street,
Stockbridge, Edinburgh, EH3 5AG**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall.
- Walk-in dressing room.
- Further walk-in storage cupboard.
- Attractive living room with feature gas fire.
- Dining kitchen with original fireplace.
- Two good sized double bedrooms both with original fireplaces.
- Bathroom with shower.
- Gas central heating.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented first floor flat forming part of a traditional building in the highly regarded and much sought-after Stockbridge district of the city within walking distance of Edinburgh City Centre and all its major attractions. There is a plethora of amenities nearby including a number of bars, restaurants and cafes. The property is brought to the market in move-in condition and would be suitable for a range of buyers.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

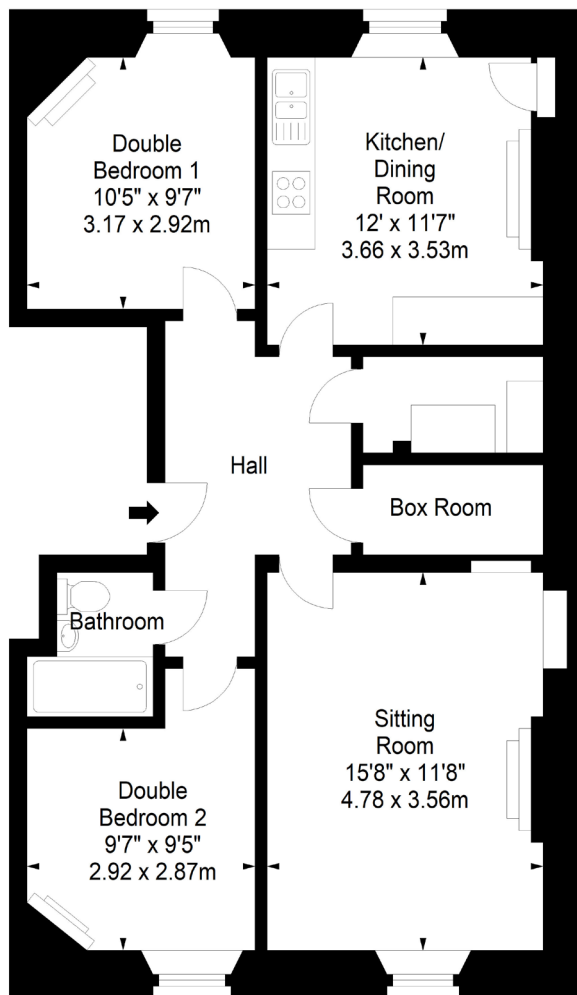
With its own urban village feel, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and 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 on foot.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES AND WINDOW BLINDS, SOME CURTAINS, THE WARDROBES WITHIN THE DRESSING ROOM, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE FRIDGE/FREEZER MAY BE AVAILABLE THROUGH NEGOTIATION

St. Stephen's Street,
Edinburgh, EH3 5AG



Approx. Gross Internal Area
741 Sq Ft - 68.84 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.