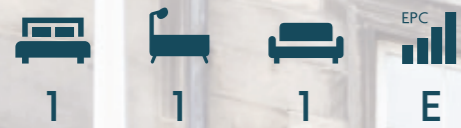


COULTERS[®]

WELCOME TO:
LESLIE PLACE

3, 3F3, Leslie Place, Edinburgh, EH4 1NG



LESLIE PLACE AT A GLANCE:



Sought-after
Stockbridge location



Traditional
apartment



Bright living room
with period details



Historic Dean
Village nearby



The Royal Botanic
Garden close by



Potential to
convert

EXTRAS:

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



A LITTLE BIT ABOUT THE PROPERTY:

Presented in good condition this large one-bedroom apartment with a shared rear garden occupies a popular Stockbridge location, moments from Raeburn Place. It benefits from an abundance of natural light, delightful rooftop views, and fine period details. Generously proportioned it offers potential for conversion into a comfortable two-bedroom home, subject to the necessary consents. With easy access to the New Town and the City Centre there are a wide choice of fantastic dining, leisure, and retail amenities available.

- Bay windowed living room with window seat offering lovely rooftop views over to Stockbridge Church.
- Fine period details include a shelved Edinburgh press, ornate cornicing, and a marble mantelpiece with an open cast iron fireplace.
- Bright and spacious Kitchen/dining room with wooden flooring and integrated gas hob and oven.
- Large double bedroom with built-in cupboard and peaceful rear position.
- Walk-in shower room with WC and traditional style wash stand.
- Gas central heating throughout.
- Shared rear garden.
- Secure entry.
- On-street permit parking.



LOCATION, LOCATION, LOCATION:

Moments from Stockbridge's vibrant Raeburn Place, this property enjoys a sought-after location. The scenic outdoor spaces of The Dean Village, Water of Leith, Royal Botanic Garden, and Inverleith Park are a pleasant walk away.

Excellent recreational amenities are available at The Grange Sports Club, Dean Tennis and Squash Club, and Glenogle Swim Centre all within walking distance. Superb coffee shops including Swedish bakery Söderberg are conveniently located on Deanhaugh Street and there are popular artisan retailers nearby like Herbie's of Edinburgh Deli and Ian Mellis Cheesemongers. Choose from an array of fashionable dining establishments such as Pepe Nero, Whisker's Wine Bar and Bistro, and La Bocca. Local shopping is appealing with independent retailers to

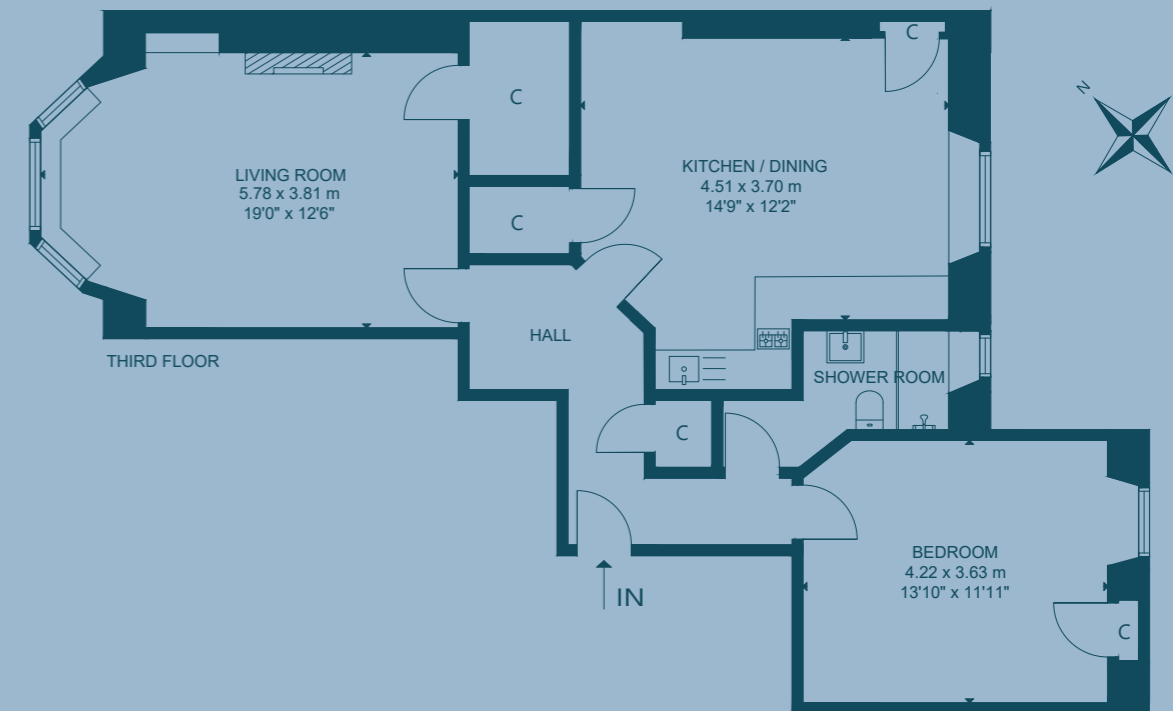
peruse such as Daisy Cheynes, Galerie Mirages, and Annie Smith Jewellery. A farmers market is held each Sunday selling global street food, crafts, and fresh produce.

Everyday shopping needs are well-catered for by convenience stores, an award-winning butcher and fishmonger, Co-op Food, and Sainsbury's Local. There is a Waitrose at Comely Bank and Sainsbury's at Craigmyle Retail Park. Princes Street and George Street are just under a twenty-minute walk or easily reached by bus from Raeburn Place.

It is in an ideal location for access to Edinburgh Waverley Train Station, Edinburgh Bus Station, trams to Edinburgh International Airport, and the Queensferry Crossing.



FLOOR PLAN:



3, 3F3, Leslie Place, Edinburgh, EH4 1NG

Approx. Gross Internal Area

764 Sq Ft - 71 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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