

COULTERS[©]

WELCOME TO:

CHEYNE STREET

10/4, Cheyne Street, Stockbridge, Edinburgh, EH4 1JE



CHEYNE STREET AT A GLANCE:



Vibrant
Stockbridge location



Traditional apartment
with box room



Renovated
throughout



The Royal Botanic
Garden nearby



Shared rear
garden



Exceptional
amenities

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:

Enjoy a desirable Stockbridge location with this ground-floor apartment just off Raeburn Place. Tastefully renovated throughout, the result is a fresh yet relaxed modern design with impeccably finished and light-filled interiors. An enviable position boasting exceptional amenities on the doorstep, access to some of Edinburgh's most iconic open green spaces, and the rest of the prestigious New Town to explore make this a wonderful opportunity.

- Open-plan living/kitchen/dining room benefitting from a stylish modern décor including wood-inspired flooring and electric fire.
- Kitchen with a breakfast bar to sit two. Features light grey base units, bespoke shelving, wood-effect worktops, white splashback tiling, and an integrated extractor hood, hob, and oven. Excellent finishes include striking square drop pendant lighting and adjacent walk-in storage with a washer.
- Double bedroom with built-in cupboard, and a statement accent wall. A stylish tiled contemporary en-suite.
- Good-sized box room currently in use as a second bedroom with a home office.
- Separate hidden cistern WC with washbasin built into vanity.
- Gas central heating and double glazing throughout.
- Well-kept shared rear garden accessed with a key.
- Secure entry.
- On-street permit parking.





LOCATION, LOCATION, LOCATION:

In the heart of cosmopolitan Stockbridge and moments from Raeburn Place, this property occupies a desirable New Town location. Peaceful walks and scenic open spaces are close by including The Dean Village, The Water of Leith, The Royal Botanic Garden, and Inverleith Park. The Grange Sports Club, founded in 1832 offering tennis, squash, cricket, and hockey is a short walk away.

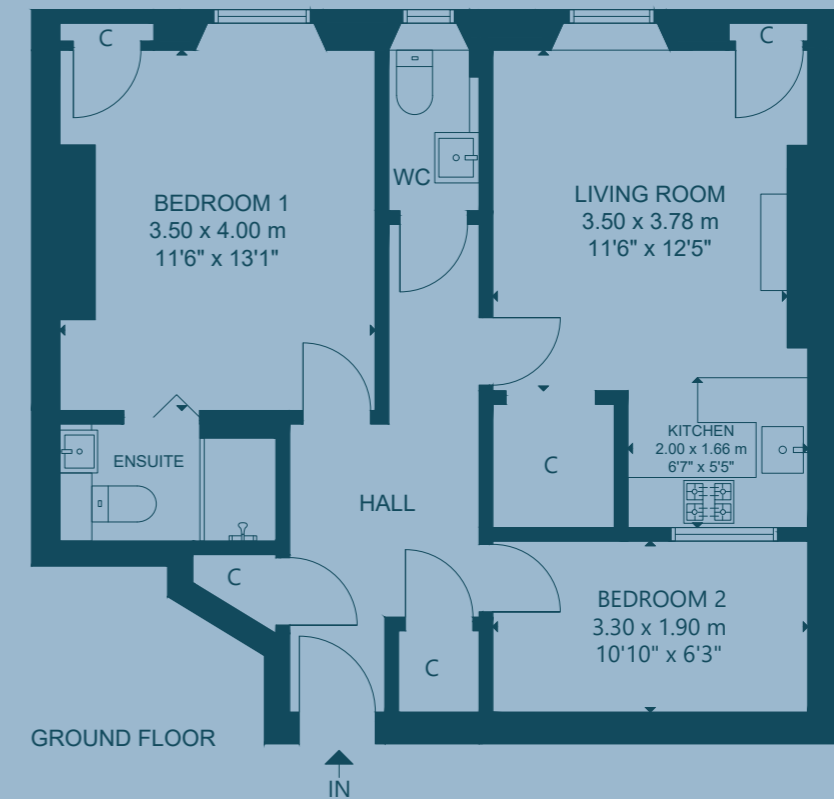
Artisan retailers like Herbie's of Edinburgh Deli, and Ian Mellis Cheesemongers sit alongside the renowned George Bower Butchers and Armstrong's of Stockbridge Fishmonger. There is also a Sainsbury's Local and Co-op Food. A popular farmers market is held each Sunday selling local fresh

produce, crafts, and global street food. The locale also benefits from a post office, convenience stores, a pharmacy, and Charlie Miller Hair and Beauty Salon. Larger shopping requirements are met by Waitrose at Comely Bank or Craigmileth Retail Park which houses Marks and Spencer.

Princes Street, George Street, and the newly opened St James Quarter are just over 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, Edinburgh International Airport, and the Queensferry Crossing.



FLOOR PLAN:



10/4, Cheyne Street, Stockbridge, Edinburgh, EH4 1JE

Approx. Gross Internal Area

560 Sq Ft - 52 Sq M

For identification only. Not to scale.

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WE'D LOVE TO HEAR FROM YOU:

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