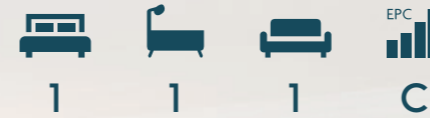


COULTERS[©]

WELCOME TO:

LIDDESDALE PLACE

5/2 Liddesdale Place, Stockbridge, Edinburgh, EH3 5JW



LIDDESDALE PLACE AT A GLANCE:



Sought-after
Stockbridge location



Allocated
parking



Tastefully
renovated



Open plan
lounge/kitchen



The Royal Botanic
Gardens close by



Tranquil development
by Water of Leith

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:

Tucked away within a peaceful modern development in the sought-after Stockbridge area is this stunning one-bedroom apartment in turn-key condition. Situated on the ground floor, it has been thoughtfully renovated throughout to provide stylish and comfortable accommodation. Enjoying an enviable location with excellent shopping, dining, and leisure amenities as well as wonderful open green spaces all nearby, this is an exceptional opportunity for a first-time buyer, professional, or investor.

- Well-kept development with active residents' association.
- Stylish open plan kitchen with shaker-style units, breakfast bar and integrated appliances.
- Bright living area which is beautifully presented with wood-effect flooring and attractive panelling.
- Light and airy carpeted double bedroom with built-in wardrobes.
- Contemporary walk-in shower room with a chic grey and white interior. Boasts a generous rain shower enclosure, washbasin built into vanity, and WC.
- Gas central heating and double glazing throughout.
- Secure entry system.
- Shared landscaped grounds.
- Allocated parking space plus visitors parking.



LOCATION, LOCATION, LOCATION:

With a charming village feel, scenic green spaces, and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the city. A pleasant fifteen-minute stroll from the City Centre it is home to a wonderful selection of independent artisan shops, and boutiques, including Daisy Cheynes, and Galerie Mirages along with tempting cafés and eateries like Herbie's of Edinburgh Deli, La Bocca, and Artisan Roast.

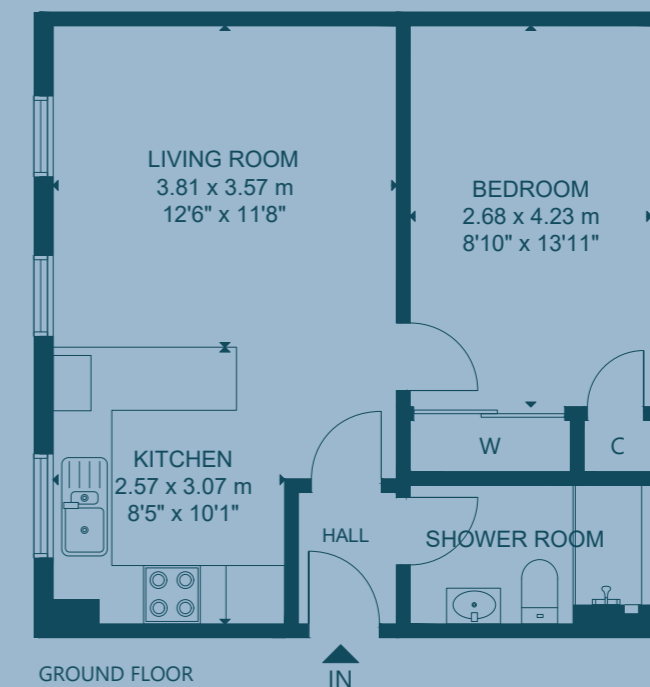
Crowds flock to attend the popular Sunday market which sells global street food, crafts, and delicious fresh homemade produce. Raeburn Place houses a Sainsbury's Local and Co-op Food whilst there is a large Waitrose at Comely Bank and Marks and Spencer

at nearby Craigleith Retail Park. Outdoor walks include The Royal Botanic Gardens with its 70 acres of diverse natural beauty to the picnic spots, boating pond, and panoramic City views of Inverleith Park, which also houses the annual Foodies Festival. Also The Water of Leith walkway takes you from Stockbridge to the 19th Century Dean Village. The Scottish National Gallery of Modern Art is situated in close proximity. Other recreational pursuits include Glenogle Swim Centre, a tastefully restored Victorian swimming baths with gym.

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:



5/2 Liddesdale Place, Stockbridge, Edinburgh, EH3 5JW

Approx. Gross Internal Area

475 Sq Ft - 44 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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