

COULTERS[©]

WELCOME TO:

ST STEPHEN STREET

101A/2 St Stephen Street, Stockbridge, Edinburgh, EH3 5AB



ST STEPHEN STREET AT A GLANCE:



Prestigious
Stockbridge location



Apartment with
private patios



Stylish high-quality
kitchen



Walking distance of
City Centre



The Royal Botanic
Garden nearby



Exceptional
amenities

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:

Experience sought-after Stockbridge living with this two-bedroom lower ground floor apartment presented in excellent turn-key condition. Part of an established modern development in the coveted location of St Stephen Street, the accommodation is light and airy with a tasteful decor and well-chosen quality fixtures and fittings. Boasting a private patio to the front and rear, allocated parking, and in the heart of this vibrant and prestigious part of Edinburgh's New Town it is a superb opportunity.

- Light-filled living room to the front of the property. Presented in an appealing neutral design it looks onto the tranquil private patio.
- Kitchen overlooking the private front patio. It comprises wall and floor units, worktops, and splashback. Integrated appliances include an extractor hood, gas hob, oven, and fridge/freezer.
- Principal double bedroom to the rear, with stylish décor and built-in mirrored wardrobes. The well-presented walk-in en-suite shower room features a hidden cistern WC and washbasin built into vanity.
- Second double bedroom with built in cupboard, and access to the rear patio.
- Contemporary bathroom with an LED mirror and a three-piece white suite including WC, washbasin built-into vanity, and bath with wall-mounted shower.
- Gas central heating and double glazing throughout.
- Secure entry system and allocated parking.
- Charming front and rear private patio. Front patio offers views of the 19th Century St Stephen's Church.





LOCATION, LOCATION, LOCATION:

St Stephen Street enjoys a vibrant and prestigious location in Edinburgh's Stockbridge. Within walking distance, you can experience the scenic open spaces of The Royal Botanic Garden, Inverleith Park, and George IV Park. Other excellent fitness and recreational opportunities are available at The Grange Sports Club with tennis, squash, cricket, and hockey; Glenogle Swim Centre; Drummond Tennis Club; Bannatyne's Health Club and Gym; and Tribe Yoga.

Bustling coffee shops are on the doorstep including Swedish bakery Söderberg and Starbucks. Exceptional eateries such as The Stockbridge Restaurant, Bells Diner and Bistro, and Purslane are moments away, and The Antiquary, The Baillie, and The Last Word are a few of the fashionable bars to enjoy. Independent boutiques

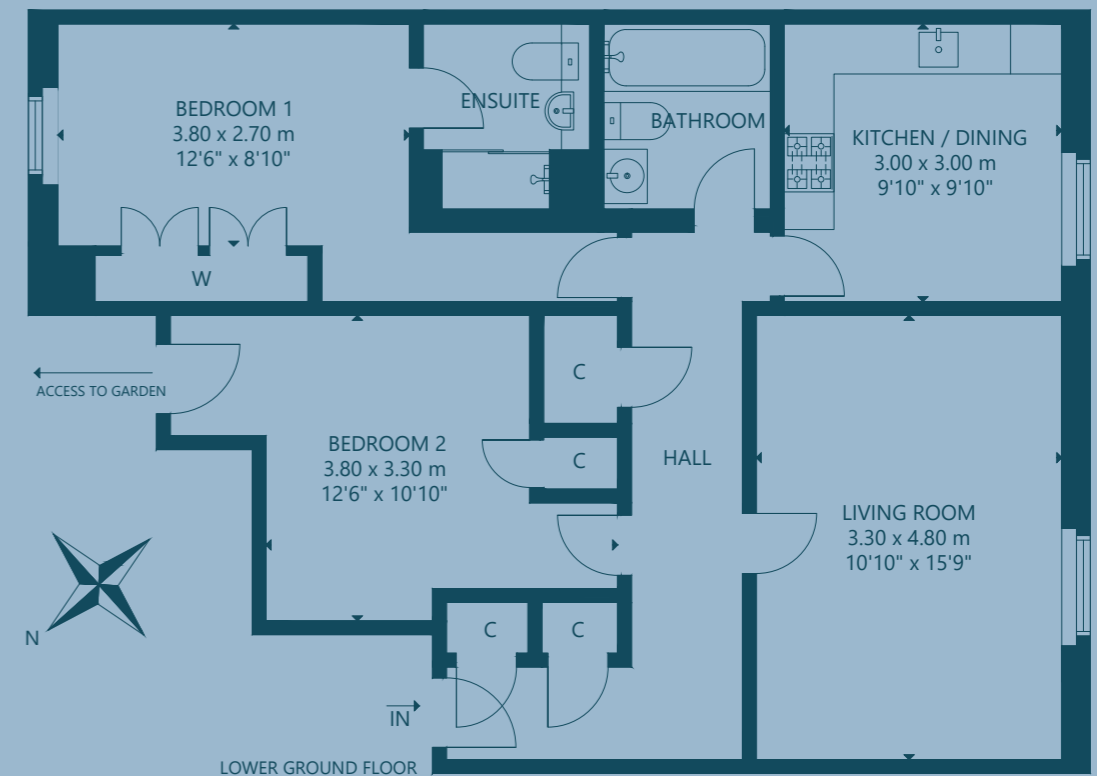
like Daisy Cheynes, Galerie Mirages, and Annie Smith Jewellery are located on nearby Raeburn Place.

Everyday shopping needs are well-catered for by artisan retailers such as Herbie's of Edinburgh Deli and Ian Mellis Cheesemongers along with 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 Craighleith Retail Park. Princes Street and George Street are just under a twenty-minute walk or easily reached by bus.

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:



101A/2 St Stephen Street, Stockbridge, Edinburgh, EH3 5AB

Approx. Gross Internal Area

797 Sq Ft - 74 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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