



COULTERS<sup>©</sup>

# 71/1 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AG

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

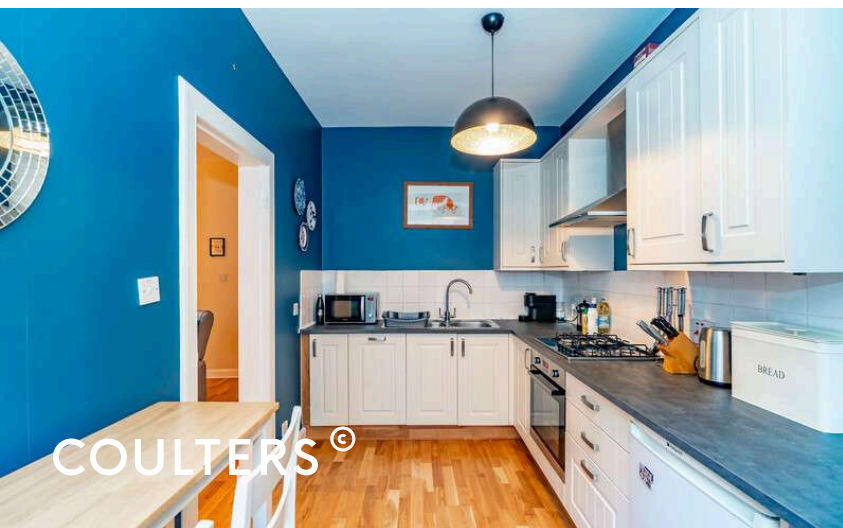
Situated on a highly desirable street in the heart of Stockbridge, this is a well-presented, two bedroom basement level apartment. The property has a practical layout with the bright kitchen and living/dining room positioned to the front of the property, and both bedrooms quietly situated to the rear, overlooking the gardens.

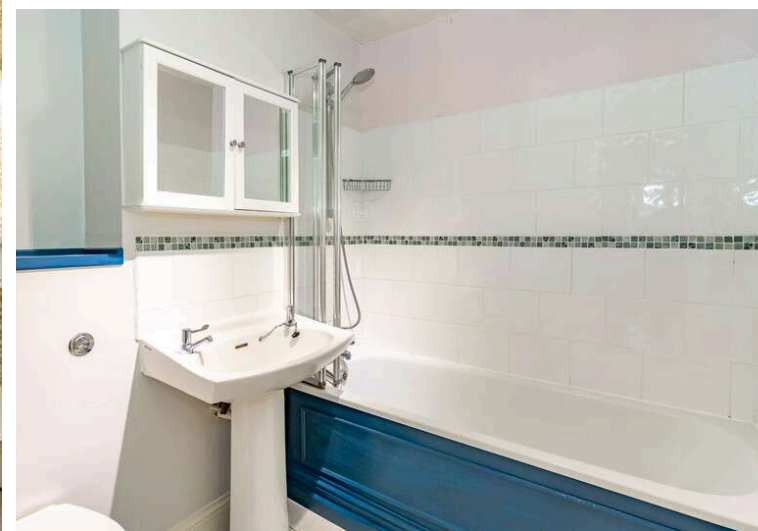


Fitted with wall and base mounted shaker style units, the kitchen also has a window seat with built-in storage and space for a breakfast bar. The living room is generously proportioned and has a recessed area perfect for a dining table. Both bedrooms are comfortable double rooms, decorated with feature wallpaper. The partially tiled bathroom is a good size and features a three piece suite with an over bath shower. Three cupboards are located off the hall, providing excellent storage.

## KEY FEATURES

-  Basement level flat in sought after location
-  Shared gardens, and local parks nearby
-  Central Stockbridge location
-  Two double bedrooms
-  Permit and meter parking available
-  Independent boutiques and restaurants on the street





Single glazed sash and case windows are fitted within the property and there is gas central heating.

There is a shared garden with washing line to the rear of the property. Permit and meter parking is available on St Stephen Street.

## EXTRAS

All blinds, light fittings, fitted flooring, fridge freezer and washing machine are included in the sale price.



## THE LOCAL AREA

The property is in a much sought-after Stockbridge location. Fashionable bars and pubs, artisan shops and renowned eateries are all located nearby. A high amenity area, hairdressers, coffee shops, doctors, pharmacies, convenience stores and much more are on the doorstep. Princes Street, George Street and the newly opened St James Quarter are also just a brief walk away. There are plenty options for everyday shopping such as a Sainsbury's Local on Deanhaugh Street and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend in the centre of Stockbridge at Jubilee Gardens. Inverleith Park and The Royal Botanic Garden are in walking distance as is the picturesque Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga and Bannatyne Gym, all situated a short distance from the property. Waverley train station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are roughly a 20-minute walk.

## GET IN TOUCH



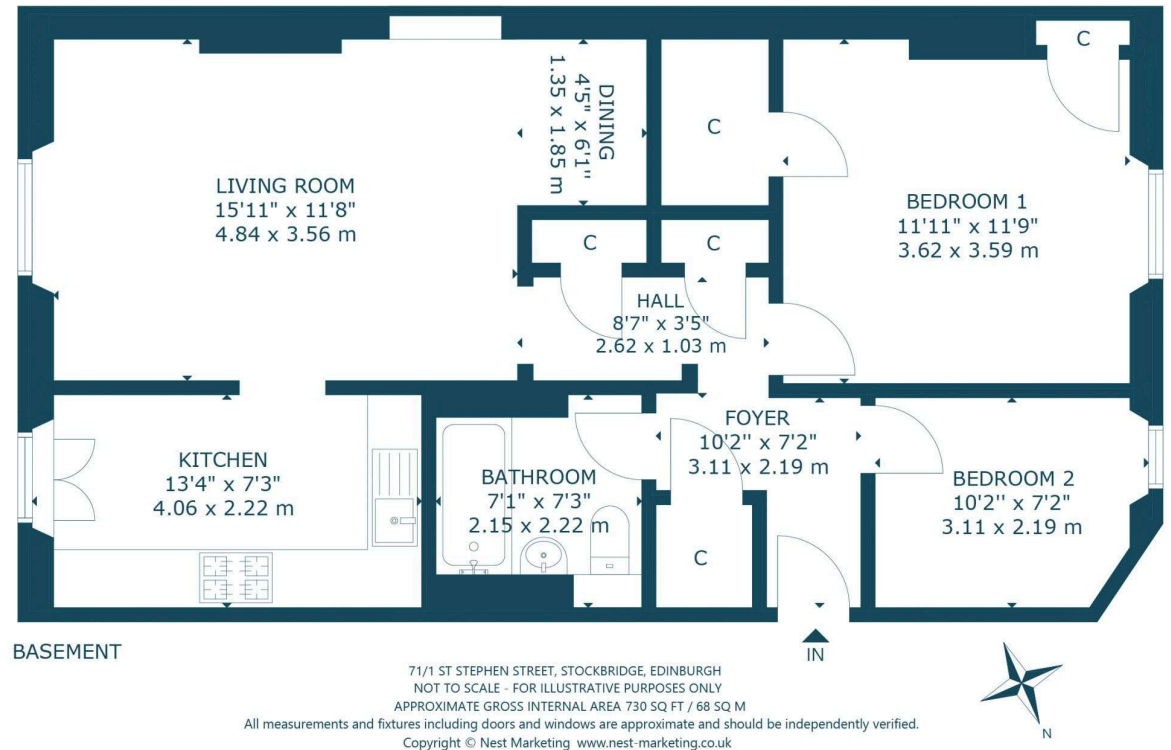
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.