



## 11 Avondale Place

Stockbridge, Edinburgh, EH3 5HX

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## Summary

*This B-listed, main-door, ground-floor flat is a one-bedroom residence that forms part of the sought-after Stockbridge Colonies, offering a semi-rural ambience in easy reach of award-winning amenities, transport links, and Edinburgh city centre. The home is well presented throughout in light neutral tones and it is fitted with a modern kitchen and shower room. It is sure to appeal to city professionals, downsizers, and couples alike.*

*Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.*



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## Features

- Well-presented ground-floor flat
- Part of a traditional B-listed building
- In the Stockbridge Colonies
- Private main-door entrance
- Vestibule and hall with storage
- Bright and airy living room
- Well-appointed kitchen
- Spacious double bedroom
- Modern three-piece shower room
- Low-maintenance front garden
- Controlled permit parking (Zone N2)
- Gas central heating system
- Traditional sash windows
- EPC Rating - C





“Private main-door entrance  
and a bright & airy living room”





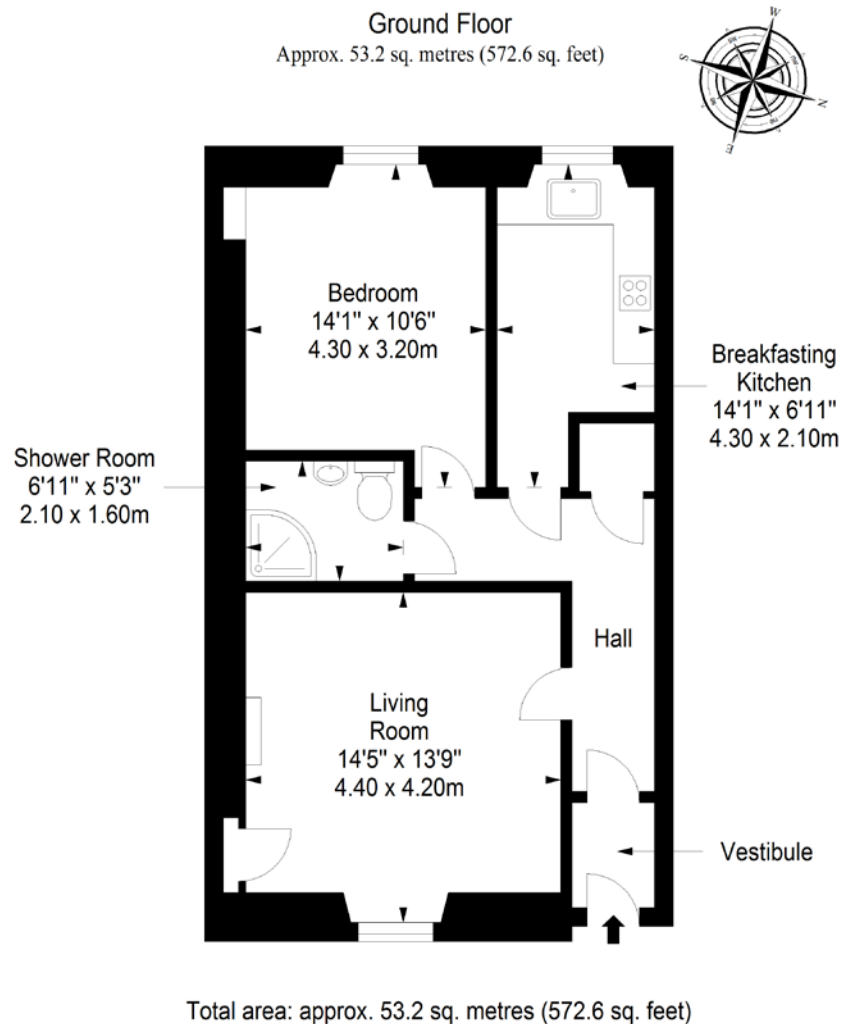


“Spacious double bedroom  
and a modern three-piece  
shower room”





# Floorplan



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