



**2/5 Perth Street**  
**Stockbridge, Edinburgh, EH3 5PD**

CALL US ON 0131 447 4747

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Secure entry phone system and well-maintained communal stairwell.
- A wonderfully bright and extremely spacious hallway, with ample room for storage, and benefits from a large hall cupboard.
- Beautiful corner living room with a bay window, providing natural light and pleasant views. A feature open fireplace, original corncicing, press shelving and ample room for a dining table and chairs.
- Immaculately presented double bedroom with mirrored wardrobes.
- A further sunny double bedroom with storage cupboard.
- Modern fitted kitchen with floor and wall-mounted units. Appliances include a four-ring induction hob and oven, extractor fan, washing machine, dishwasher and integrated fridge.
- A spacious bathroom comprising of shower cubicle, WC and wash-hand basin. Additional benefit of wall-mounted storage and a wall-mounted heated towel rail.
- Set to the rear of the property, the well-maintained communal garden provides a peaceful place to enjoy the pleasant surroundings or al-fresco dining.
- Gas central heating.
- Partial double Glazing.
- On street permit and metered parking.



## GENERAL DESCRIPTION

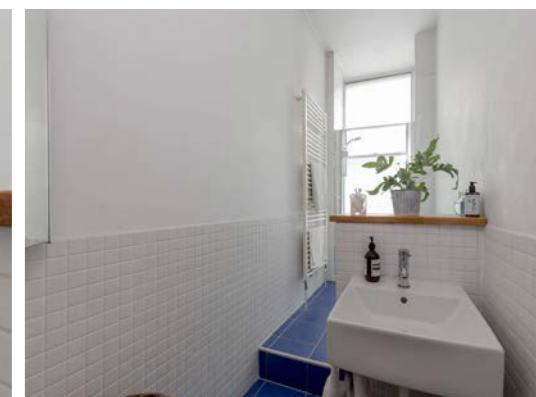
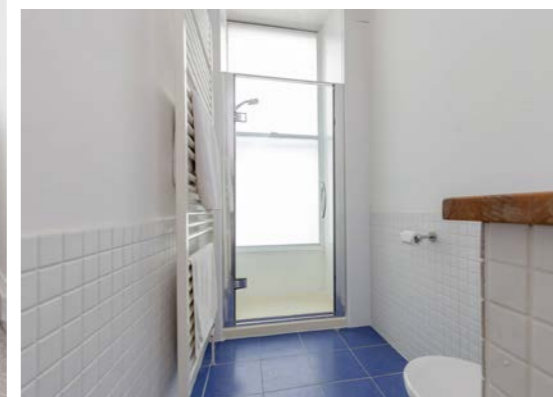
Presented in excellent condition, this impressive third-floor flat is set within a traditional tenement block in the highly regarded and much sought-after area of Stockbridge. With the added benefit of being a corner flat, the property is flooded with natural light and boasts charming traditional features, as well as having a well-maintained, tranquil shared garden to the rear. With an abundance of artisan shops, boutiques and amenities on its doorstep, as well as in walking distance to Edinburgh City Centre, this would make an ideal purchase for young professionals or for investment purposes.

**COUNCIL TAX BAND:** D  
**TRAIN STATION:** APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.  
**AIRPORT:** APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

With its own urban village feel, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.

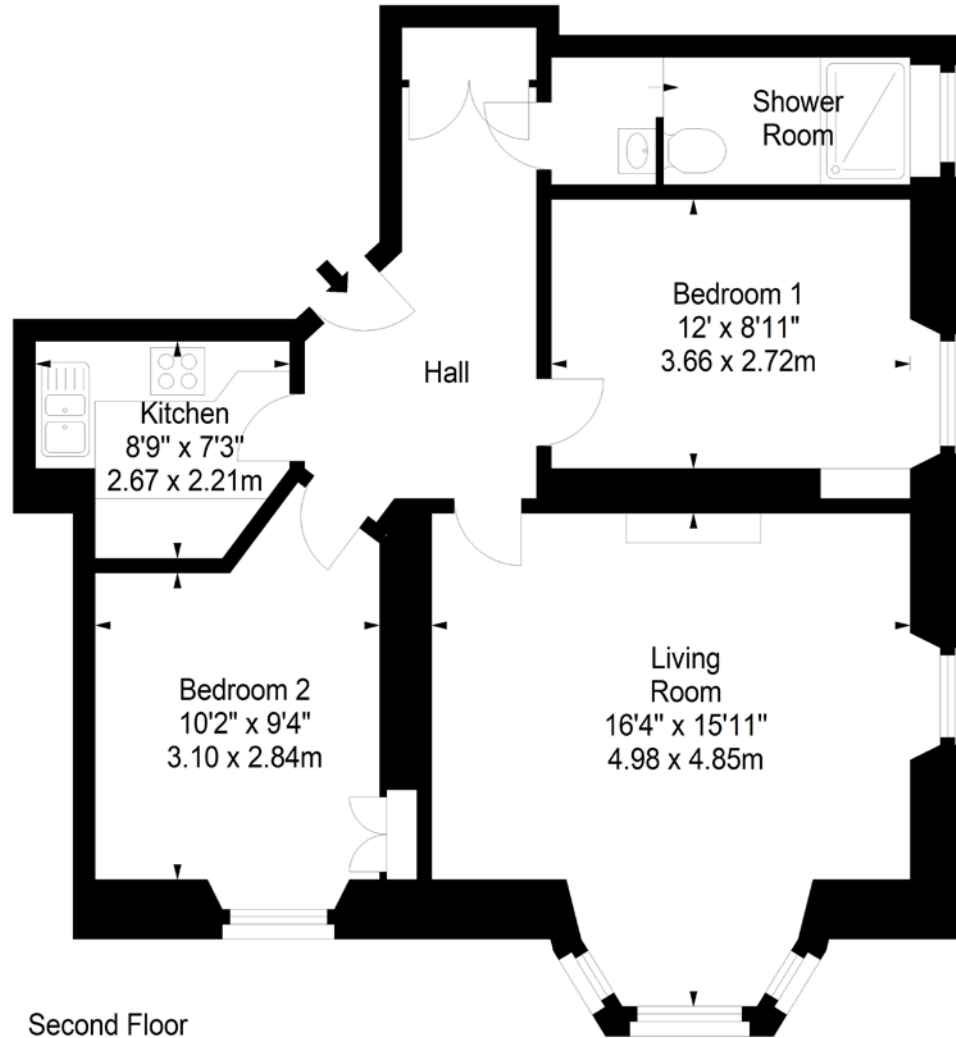
**EXTRAS:**  
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS AND WINDOW BLINDS. THE WARDROBE WITHIN THE DOUBLE BEDROOM. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE AND INTEGRATED FRIDGE. THE FREEZER IN THE HALL CUPBOARD IS ALSO INCLUDED.



Perth Street, EH3 5DP



Approx. Gross Internal Area  
711 Sq Ft - 66.05 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.