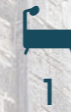


COULTERS[®]

WELCOME TO:

ST STEPHEN PLACE

18/6 St Stephen Place, Stockbridge, Edinburgh, EH3 5AJ



ST STEPHEN PLACE AT A GLANCE:



Prime Stockbridge location



Traditional apartment



Bright south-west-facing living room



Walking distance of City Centre



The Royal Botanic Garden nearby



Exceptional amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A charming traditional property in the heart of sought-after Stockbridge. Occupying the second floor of a well-kept tenement that has recently undergone roof and stone renovation, it is a light and airy home that boasts a tasteful décor and a comfortable and relaxed ambiance. With scenic green spaces, superb retail and leisure amenities, and the City Centre all on the doorstep, this is a fantastic opportunity.

- Light-filled living room with an elegant interior of wooden flooring, a cast iron radiator, a built-in press, and a cast iron fireplace.
- Stylish internal kitchen featuring integrated appliances including a dishwasher, gas hob, oven, and an extractor hood.
- Light and airy double bedroom with an appealing décor including wooden flooring and a cast iron radiator.
- Chic bathroom comprising of a chrome towel radiator, hidden cistern WC, washbasin built into vanity, and a corner bath with wall-mounted shower.
- Gas central heating throughout.
- Shared rear garden with lawn and drying area.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

Cosmopolitan and bustling Stockbridge is one of Edinburgh's most prestigious neighbourhoods and is just under a mile from the City Centre. It boasts beautiful open spaces such as the scenic Royal Botanic Garden, Inverleith Park, and The Water of Leith which takes you to the historic Dean Village. Fantastic recreational amenities are available at the Dean Tennis Club; the historic Grange Sports Club with tennis, squash, cricket, and hockey; and at the beautifully restored Victorian swimming baths at Glenogle Swim Centre.

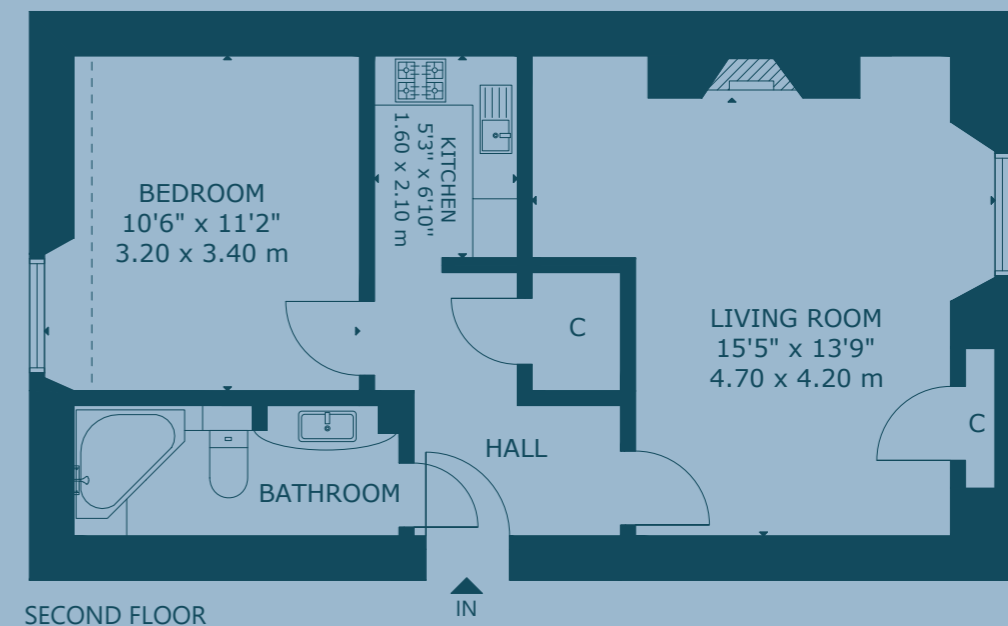
The award-winning Westwood's Health Club with a swimming pool and state-of-the-art gym is just a five-minute drive. High-quality restaurants and bars are on the doorstep including The Raeburn, Hector's, The Scran and Scallie, and

La Bocca whilst artisan retailers like Ian Mellis Cheesemonger, Herbie's of Edinburgh Deli, and Artisan Roast are extremely popular. Everyday shopping needs are well-catered for by convenience stores, an award-winning butcher and fishmonger, Co-op Food, and Sainsbury's Local and there is a Waitrose at Comely Bank and Sainsbury's and Marks and Spencer at Craighleith Retail Park. Princes Street, George Street, and the newly opened St James Quarter are just over a twenty-minute walk or easily reached by bus.

The location ensures quick access to Edinburgh Waverley Train Station, Edinburgh Bus Station, trams to Edinburgh International Airport, and The Queensferry Crossing.



FLOOR PLAN:



18/6 St Stephen Place, Stockbridge, Edinburgh, EH3 5AJ

Approx. Gross Internal Area

501 Sq Ft - 46 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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