

COULTERS ©

5 AVONDALE PLACE

STOCKBRIDGE, EDINBURGH, EH3 5HX

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

The Stockbridge Colonies are one of Edinburgh's most beautiful collection of upper and lower villas, superbly situated just a short walk from the cosmopolitan buzz of the heart of Stockbridge. These charming stone properties boast character and appeal to many.


With a gated entrance to the enclosed, private front garden, the path leads up to the main door of this charming lower flat. To the side is an area laid to lawn with established planting in the borders. The front door opens on to a long hall, connecting with all other rooms. The well-proportioned sitting room has an engaging view of the front garden, whilst the fireplace with beautiful surround makes a wonderful focal point in the room.

Attractive wooden floors have been laid throughout the hall, sitting room and bedroom, which elegantly combine with the working shutters.



KEY FEATURES

 Charming lower colony apartment.

 Enclosed private front garden.

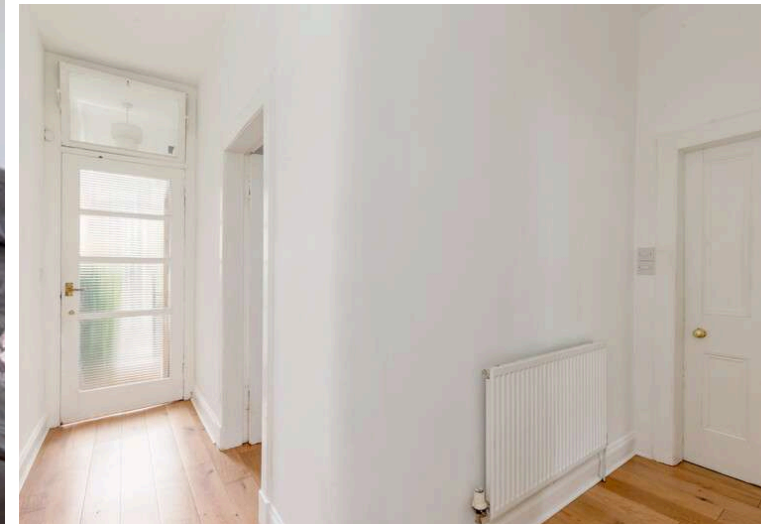
 Close to cosmopolitan Stockbridge.

 Well proportioned double bedroom.

 On-street residents parking.

 A short walk to shops & Glenogle Swim Centre.





There is a well-equipped galley style kitchen, fitted with wall and base mounted units and a contrasting granite effect worksurface. The double bedroom is located to the rear of the property, with attractive wooden flooring. The spacious shower room benefits from easy to maintain splashboard in the shower area.

EXTRAS

All fixtures and fittings, including; blinds, light fittings, integrated appliances and fitted floor coverings are included in the sale price.



THE LOCAL AREA

Stockbridge, which is situated in the heart of Edinburgh, has a unique and picturesque charm. It is a bustling neighbourhood home to a wonderful selection of independent shops, stylish boutiques and popular bars and restaurants. Edinburgh's West End and Princes Street are easily accessible on foot in 10-15 minutes.

Every Sunday the Stockbridge market brings you the best street food in Edinburgh. Inverleith Park, which has tennis courts, pond and children's playpark, lies adjacent to Stockbridge and The Royal Botanic Gardens are also within a short walk.

There is a Waitrose at Comely Bank and a selection of large retailers, including a Sainsburys, at nearby Craigmyle Retail Park.

GET IN TOUCH



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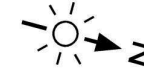


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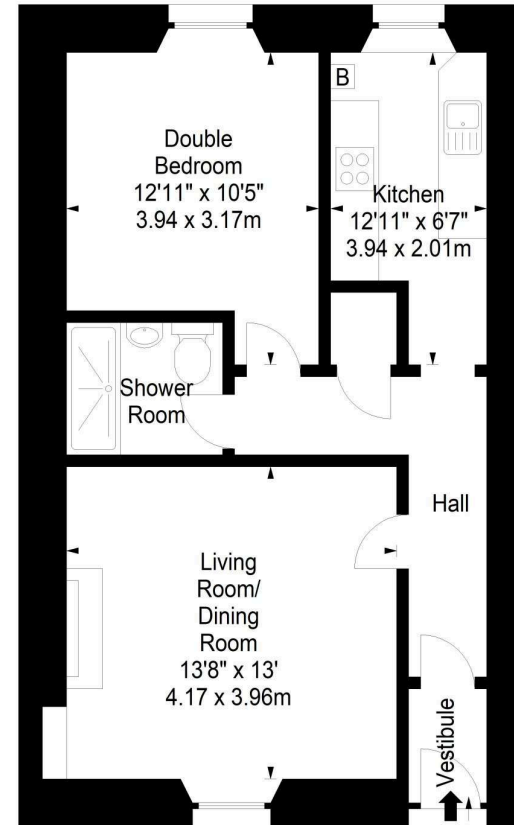


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Avondale Place,
Edinburgh,
Midlothian, EH3 5HX



Approx. Gross Internal Area
543 Sq Ft - 50.44 Sq M
For identification only. Not to scale.
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Ground Floor

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.