

**22 Saint Stephen Place
Edinburgh EH3 5AJ**

Offers Over £180,000

- Hallway with storage cupboard
- Kitchen/living area with floor units, induction hob, electric oven and white goods included
- Double bedroom/second living area with mezzanine and French doors to garden
- Toilet
- Shower room
- Communal garden
- On-street parking



Ground floor Flat

Blair Cadell are delighted to bring to market this ground floor one bed flat in the heart of Stockbridge. Whilst in need of upgrading the property would be a great opportunity for a young professional or buy to let investor and must be viewed.

The accommodation comprises of a kitchen/living/dining room with an induction hob and white goods included in the sale along with a decorative burner. There is a large double bedroom to the rear of the property with French doors to the garden at the rear of the property. Hallway with a large storage cupboard, W.C and shower room with an electric shower. Communal gardens to both the front of the property and on-street parking is available.

The flat is situated close to the bustling shopping area of Stockbridge which offers a huge variety of independent shops, coffee shops, restaurants and bars and is just perfect for evening entertainment. There is a Waitrose superstore in Comely Bank itself, a stone's throw from the property, which is ideally situated for supplies along with a Morrisons superstore and Sainsbury's both within a short 5 minute drive. The area is well served by both private and public schools which include Fettes College, Stewart Melville, Edinburgh Academy, Flora Stevenson's and Broughton High School. Recreational facilities that go along with the wide selection of cafes, bars and restaurants, there is Inverleith Park, the Botanic Gardens, Glenogle Baths, Edinburgh Accies Rugby club and Tribe fitness, Broughton bowling club, all perfect for the fitness/sport enthusiasts. There are also quiet walks nearby along the Water of Leith and easy access to cycle paths.

Council Tax Band C

Energy Rating F

Viewing by appointment on 0131 337 1800



St. Stephen Street, EH3 6AJ



Approx. Gross Internal Area
540 Sq Ft - 50.17 Sq M
For identification only. Not to scale.
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