

COULTERS<sup>©</sup>

# 7 (1 F) ST BERNARD'S ROW

STOCKBRIDGE, EDINBURGH, EH4 1HW

 3 BED

 1 BATH

 2 PUBLIC





## TAKE A LOOK INSIDE

Situated on a charming cobbled street of attractive stone built homes in the New Town Gardens conservation area, this impressive apartment is just a stone's throw from the heart of cosmopolitan Stockbridge. Despite its proximity to the many shops, cafes and restaurants Stockbridge is renowned for, the property benefits from being on a no through street which makes it a wonderfully peaceful place to live.

Situated on the first floor of a B-Listed building, the home has a rare triple aspect making this a very bright and sunny flat. Upon entering the property, there is a particularly spacious central hall from which all the rooms are accessed. The generously proportioned accommodation includes two south facing bay windowed reception rooms, each with open fire and fireplace. The living room would also make a wonderful principle bedroom as the current study could double as a superb walk-in-wardrobe. There are three further good sized double bedrooms and a bathroom.

## KEY FEATURES



Extremely spacious first floor flat



Flexible layout with up to four bedrooms



Close to Inverleith Park and The Water of Leith



Permit parking available



Botanic Gardens and Water of Leith nearby



Independent shops, cafes and restaurants on the doorstep





Gas central heating and single glazing are fitted within the property. There is an enclosed, shared garden to the side of the building and permit parking is available on the street.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Some of the curtains will be removed prior to sale. Other items are available via separate negotiation.







## THE LOCAL AREA

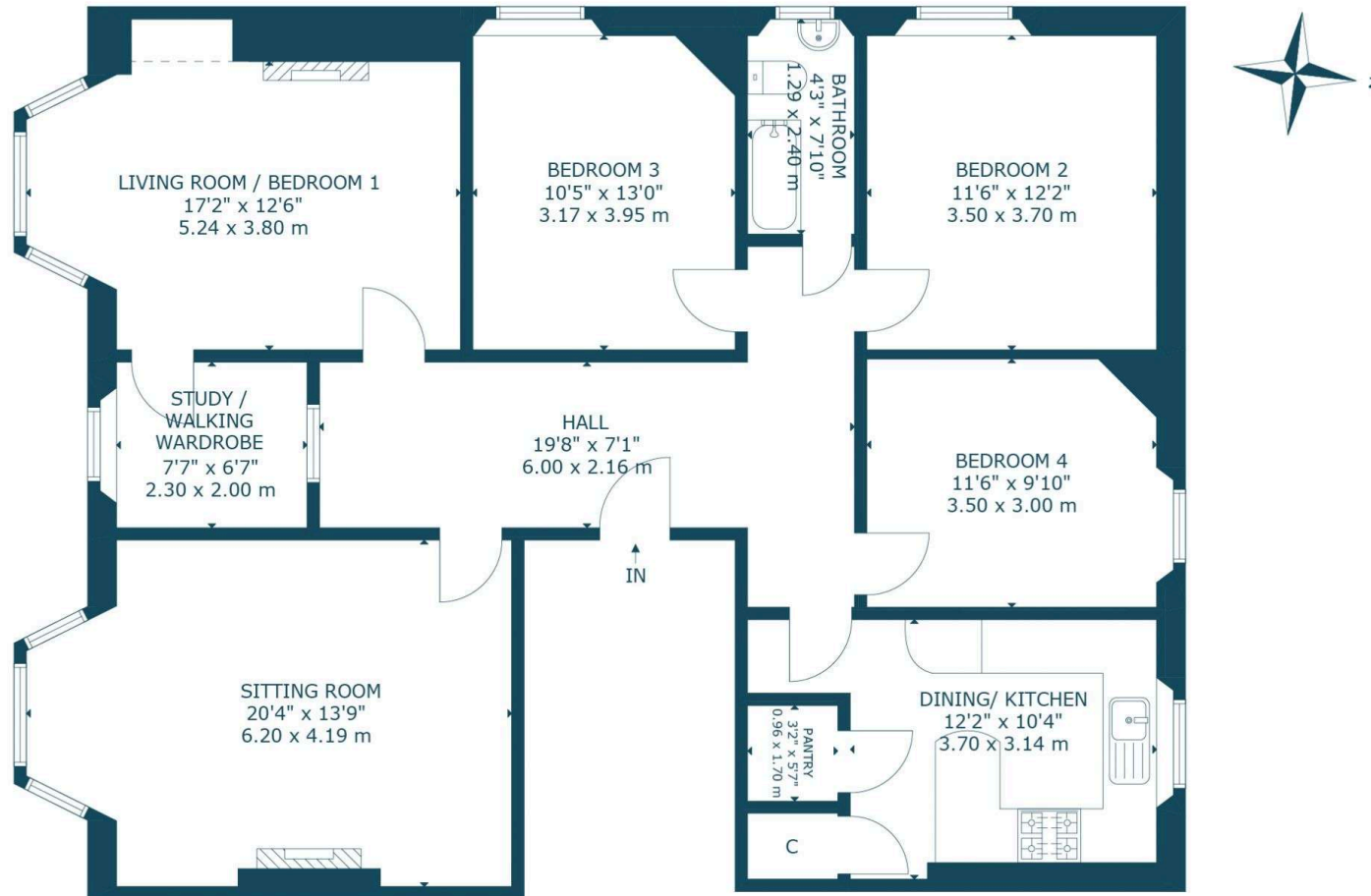
The property is located in a much sought-after Stockbridge location. Fashionable bars and pubs, artisan shops and renowned eateries are all located nearby. A high amenity area, hairdressers, coffee shops, doctors, pharmacies, convenience stores and much more are on the doorstep. Princes Street, George Street and the newly opened St James Quarter are also just a brief walk away.

There are plenty options for everyday shopping such as a Sainsbury's Local on Deanhaugh Street and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend in the centre of Stockbridge at Jubilee Gardens. Inverleith Park and The Royal Botanic Garden are in walking distance as is the picturesque Water of Leith. Recreational opportunities await at Glenogle Swimming Centre and The Grange Club which offers facilities for cricket, tennis, squash and hockey. Waverley train station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are roughly a 20-minute walk.









FIRST FLOOR

7 (1F) ST BERNARD'S ROW, STOCKBRIDGE, EDINBURGH, EH4 1HW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,318 SQ FT / 122 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## 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.