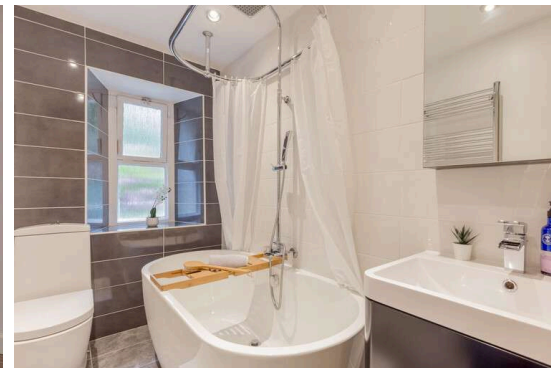


**2a/ 2 Leslie Place
Edinburgh EH4 1NQ**

Fixed Price £255,000

- Bright hallway
- Open plan kitchen/living/dining room with French doors to communal garden
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven, white goods included and breakfast bar
- Large double bedroom with fitted wardrobes and working shutters on windows
- Newly fitted bathroom with three-piece suite and mains shower over bath featuring rainwater shower head
- Gas central heating
- Access well kept communal garden with patio area
- Residents permit parking



Flat

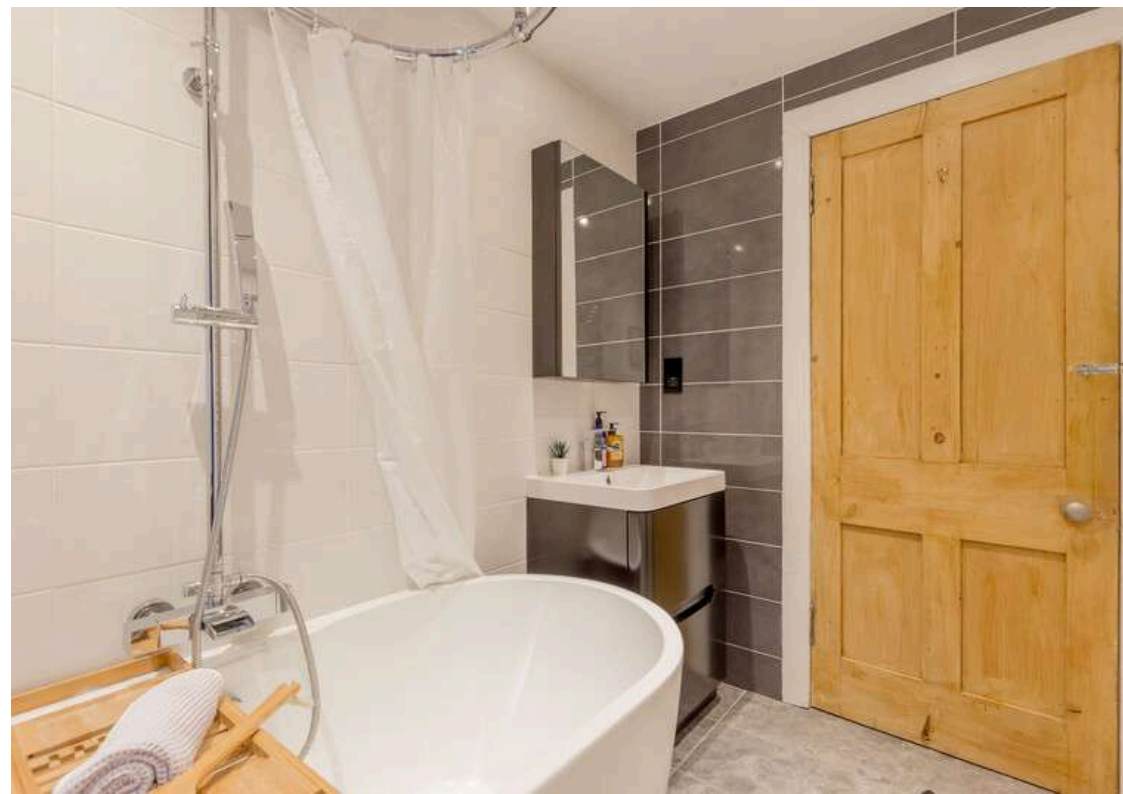
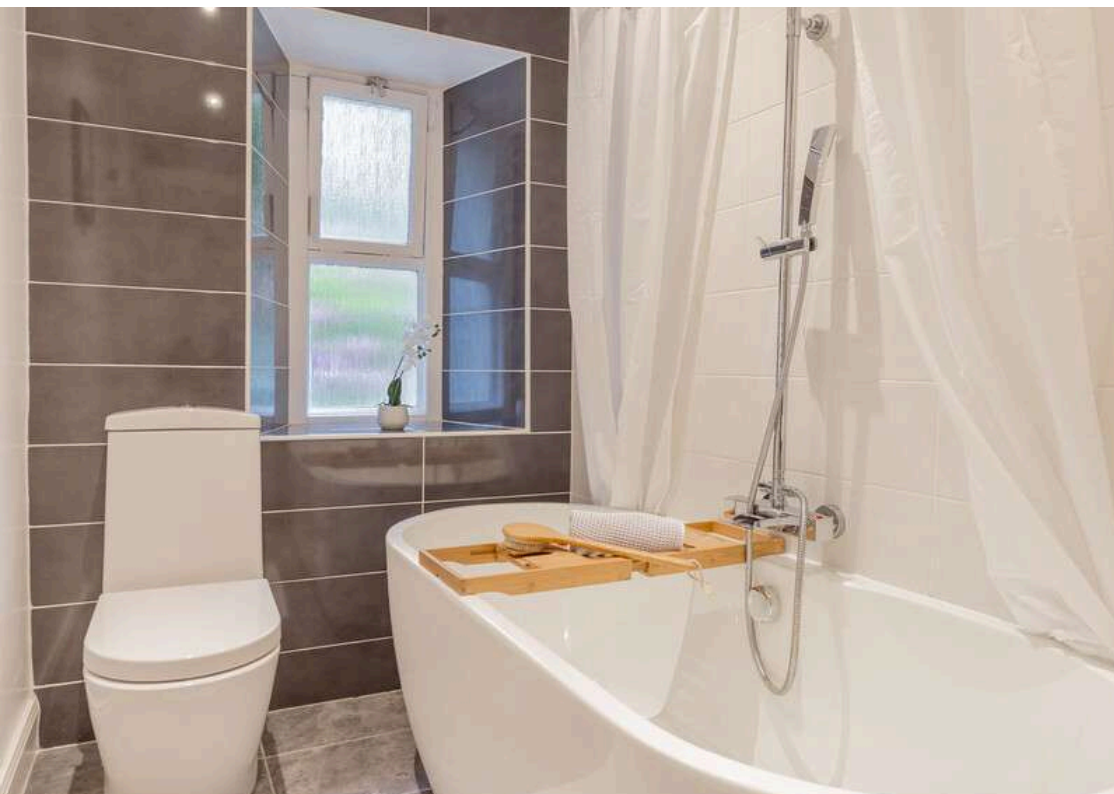
Blair Cadell are delighted to bring to market this fantastic garden flat in the heart of Stockbridge. With superb finishes throughout and direct access onto the communal garden, the property would be ideal for a first time buyer or young professional and must be viewed.

The accommodation comprises of a bright welcoming hallway leading through to an open plan living/kitchen/dining room that has direct access onto the communal garden through French doors with a lovely patio area making it the perfect place for evening relaxing with friends. The kitchen has a range of floor and wall mounted units, breakfast bar, gas hob and electric oven and white goods which are included in the sale. A fantastic double bedroom with large fitted wardrobes and working shutters on the windows with the property being to the rear of the building it is lovely and quiet. A stunning newly fitted bathroom with a three-piece suite and lovely free standing bath with mains shower over the bath featuring a rainwater shower head. The property benefits from gas central heating throughout and residents permit parking.*No warranties given for systems or appliances*

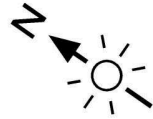
The flat is situated close to the bustling shopping area of Stockbridge which offers a huge variety of independent shops, coffee shops, restaurants and bars and is just perfect for evening entertainment. There is a Waitrose superstore in Comely Bank itself, a stone's throw from the property, which is 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.

Viewing by appointment on 0131 337 1800

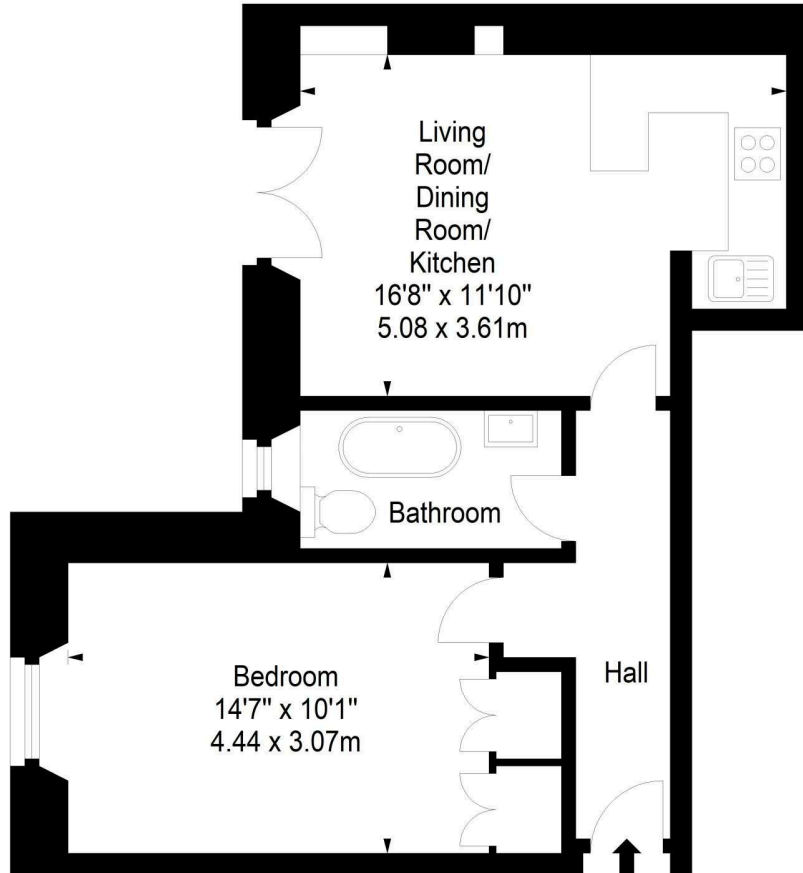




Leslie Place, EH4 1NQ



Approx. Gross Internal Area
478 Sq Ft - 44.41 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Lower Ground Floor



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