



**21a Danube Street,
Stockbridge, Edinburgh, EH4 1NN**

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage & study area.
- Attractive living room with feature gas fire.
- French doors to private garden area at rear.
- Dining kitchen with appliances.
- Generously proportioned double bedroom with original fireplace.
- Further bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Original features.
- Private courtyard to front.
- Three good size cellars located to front - one currently used as a Utility room.
- Enclosed private garden to rear.
- Access to communal garden area at rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A fabulous basement flat, part of a converted Georgian Terraced Townhouse, situated within the prestigious Stockbridge district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the north of Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1.2 MILES TO WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 8.1 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

With its own urban village feel, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.

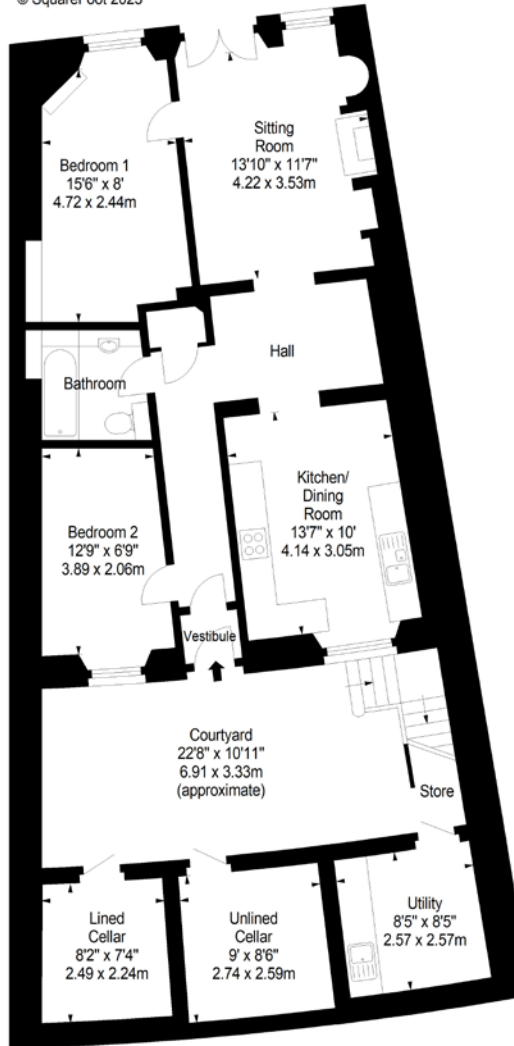
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER AND FRIDGE. THE AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Danube Street,
Edinburgh, EH4 1NN



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
Lined Cellar, Unlined Cellar, Utility & Store
Approx. Gross Internal Area
253 Sq Ft - 23.50 Sq M
For identification only. Not to scale.
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Lower Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.