

**88/6 St Stephen Street  
Edinburgh EH3 5AQ**

**Fixed price £350,000**

- Large living room featuring original cornice, centre rose, gas fireplace and working shutters on windows
- Breakfasting kitchen fitted with a range of wall and floor mounted units, gas hob and electric oven
- Large double bedroom with built in storage cupboard
- Study/single bedroom
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating
- Communal gardens
- Residents on-street parking





## Flat

Blair Cadell are delighted to bring to market this superb tenement flat in the heart of Stockbridge. With superb local amenities the property would be ideal for the first time buyer or young professional and must be viewed.

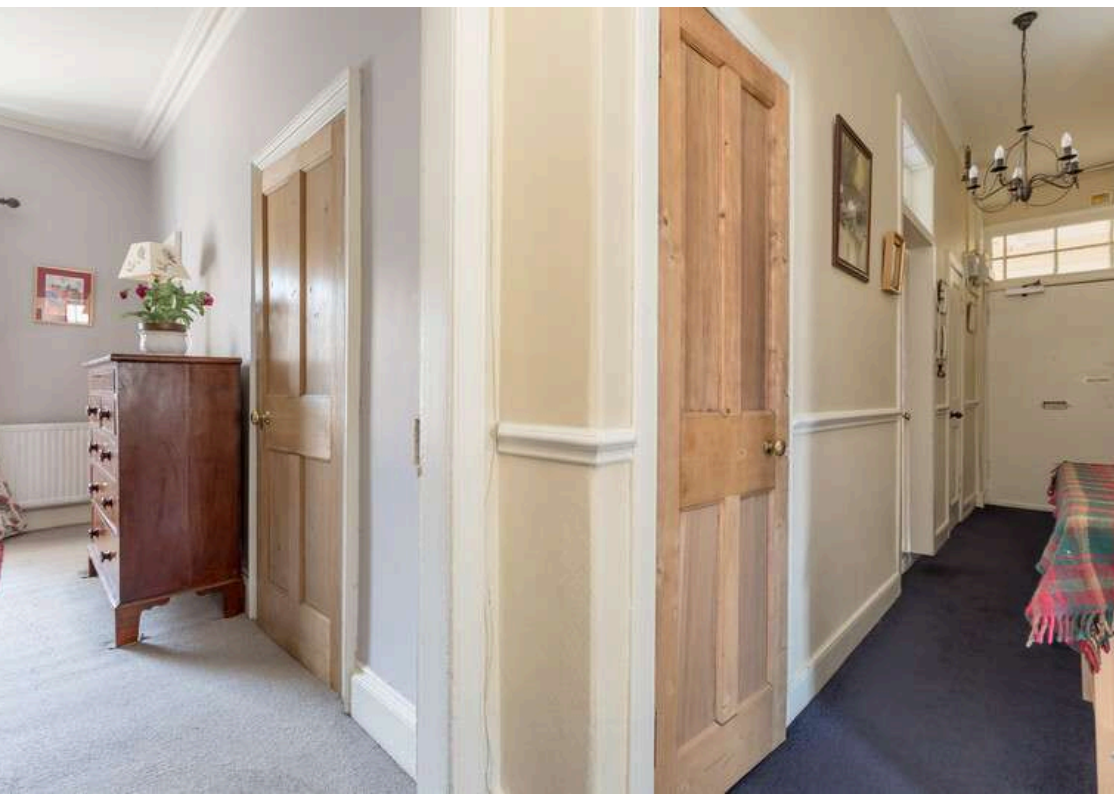
The accomodation comprises a beautiful large living room featuring stunning corning, centre rose, working shutters on the windows and gas fireplace making it the perfect place to relax with friends and family. A breakfasting kitchen fitted with a range of floor and wall mounted units offering plenty of storage, gas hob and electric oven and washing machine/dryer. A large double bedroom, to the peaceful rear of the building, large cupboard offering plenty of useful storage space. Study/single bedroom again to the rear of the building adjoining double bedroom and kitchen. Bathroom which is fitted with a three-piece suite and has a mains shower over the bath. The hallway has an additional two cupboards for more storage. There is gas central heating throughout, a communal garden to the rear of the property and residents permit parking is also available.\*Curtain poles shall be removed and are not included in the sale\*

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 short walk 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 and Broughton High School. Recreational facilities that go along with the wide selection of cafes, bars and restaurants, there is Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby club, Broughton bowling club, all perfect for the fitness/sport enthusiasts. There are also quiet walks along the Water of Leith Walkway for the more serene moments.

**Viewing by appointment on 0131 337 1800**





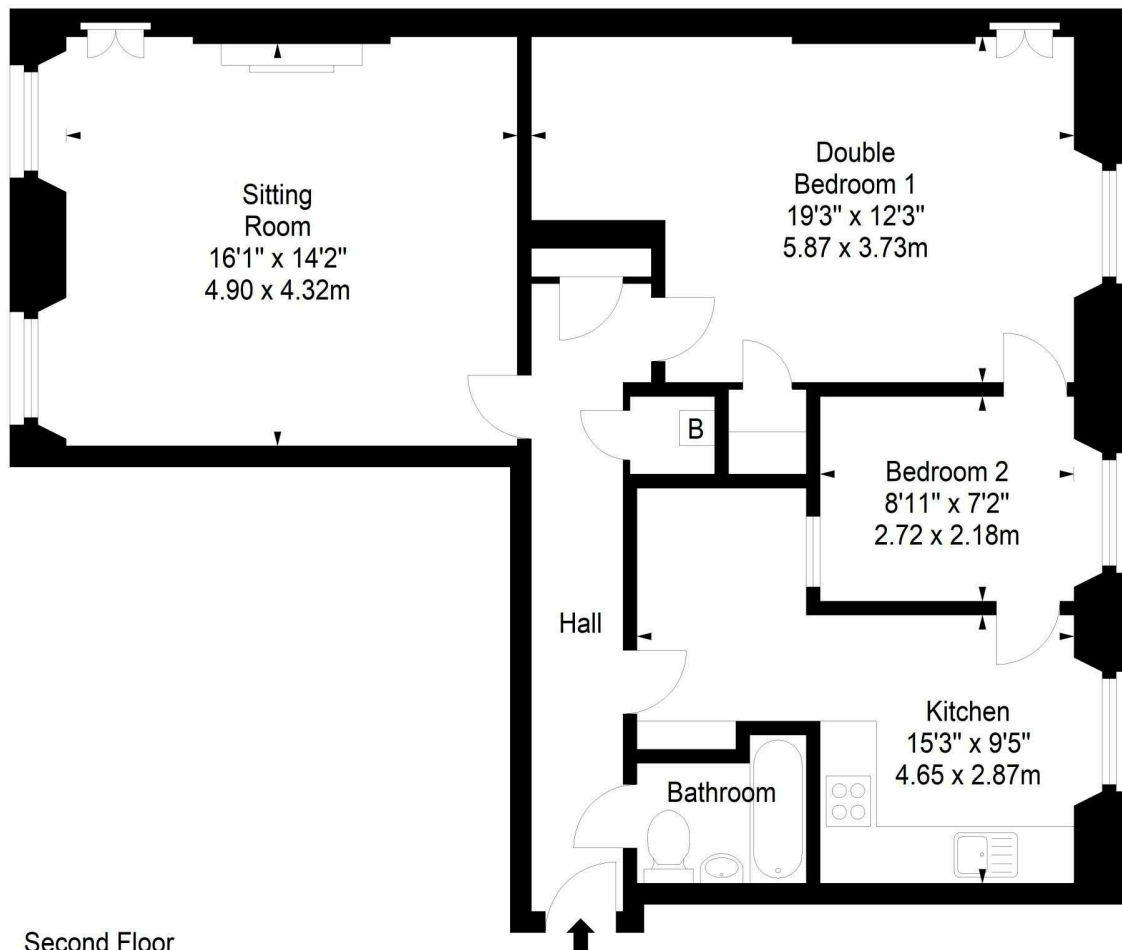
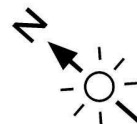




St. Stephen Street, EH3 5AQ



Approx. Gross Internal Area  
846 Sq Ft - 78.59 Sq M  
For identification only. Not to scale.  
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Second Floor



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