

COULTERS ©

2 KEMP PLACE

STOCKBRIDGE, EDINBURGH, EH3 5HU

2 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

The Stockbridge Colonies are one of Edinburgh's most beautiful collections of upper and lower villas, superbly situated just a short walk from the cosmopolitan buzz of the heart of Stockbridge. These charming stone properties boast immense character and this particular home has been refurbished to an excellent standard, perfectly pairing traditional features with modern upgrades.

The property is situated off a quiet cobbled lane and is set back behind a lovely private front garden. Beyond the entrance vestibule, a well-proportioned sitting room overlooks the garden, and has working shutters as well as a gas fire with a beautiful tiled surround which makes a wonderful focal point in the room.

There is a stylish kitchen fitted with wall and base mounted units and a sleek design which incorporates an integrated fridge, freezer, dishwasher, oven, induction hob and microwave. Both bedrooms are located to the rear of the property, with the largest being a double with traditional Edinburgh press, whilst Bedroom 2 makes the perfect guest room or home office. With brushed gold hardware and marble effect tiling, the stunning shower room has a large walk-in shower with waterfall shower head and separate attachment plus a large vanity unit with excellent storage and statement glass hand basin.

KEY FEATURES



Charming lower colony apartment



Private front garden



Close to Royal Botanic Garden & Water of Leith



Two beautifully presented bedrooms



On-street permit parking



A short walk to Stockbridge shops



Gas central heating is operated by a Worcester combi-boiler and there are recently fitted, traditional column radiators placed around the property. The windows are of a single glazed, sash and case design.

There is a beautiful, private front garden with paved seating area, drying line and a large outdoor store. Permit and pay and display parking is available.

EXTRAS

All fixtures and fittings, including; blinds, light fittings, fitted floor coverings, rug in bedroom 1, appliances and outdoor store are included in the sale price.



THE LOCAL AREA

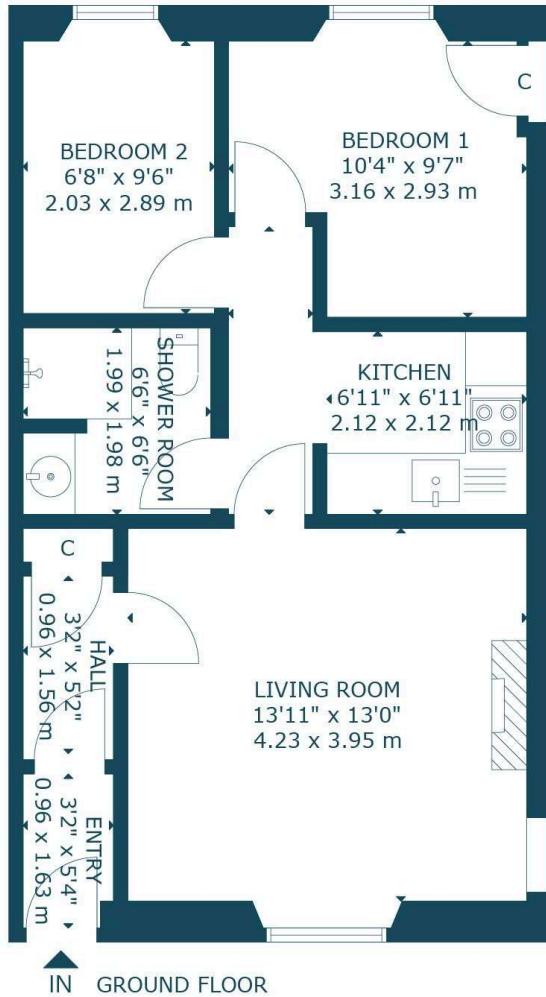
The property is situated in the enviable Stockbridge colonies, a historic area known for its community spirit and 19th century stone terrace homes built by the Edinburgh Co-operative Building Company. In the heart of this fashionable Edinburgh area, with its vibrant bars, artisan coffee shops, popular weekend market, and delicious eateries, these traditional properties benefit from a wonderful array of local amenities as well as proximity to the city centre.

There is a Sainsburys Local on nearby Deanhaugh Street as well as a variety of independent retailers, and the popular pubs Hamilton's, and Hectors are within walking distance. Larger shopping is available at Lidl and Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank, as well as further shopping options at Craigmyle Retail Park.

The green spaces of Inverleith Park, and The Royal Botanic Gardens are in walking distance as is The Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, The Grange Sports Club, and Bannatyne Gym, all close by. Highly regarded schooling includes Stockbridge Primary School and Broughton High School. Private school options include Edinburgh Academy and Fettes College. The city centre including Waverley Railway Station and Edinburgh Bus Station, are a short bus journey away.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 549 SQ FT / 51 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.