

COULTERS®



# 32/3 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AL

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

32/3 St Stephen Street is a well-proportioned second (top) floor flat, forming part of a traditional tenement building, situated in the highly sought after area of Stockbridge. The property offers spacious and bright accommodation, including two double bedrooms and a good sized boxroom. Of particular note is the lovely outlook towards St. Stephen Place. Entered by way of a communal hall and stair, the front door opens on to a spacious hall with neutral carpet. The double fronted sitting room has a delightful outlook on to St Stephen Street (with working shutters), a wall mounted electric fireplace and a press cupboard.

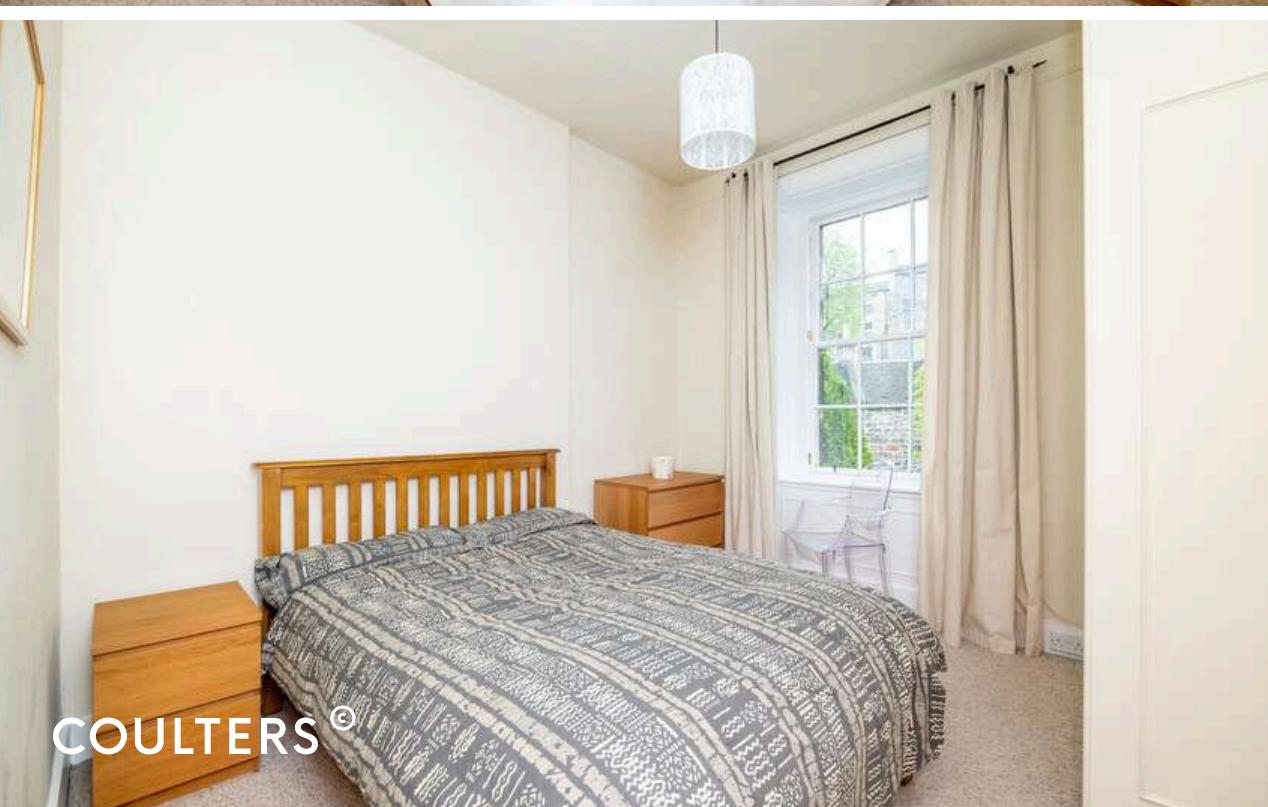
## KEY FEATURES

-  Well-proportioned second floor tenement flat.
-  Two generous double bedrooms & boxroom.
-  Close to the Water of Leith.
-  On street permit holder parking.
-  Located in the popular area of Stockbridge.
-  Independent retailers and cafes nearby.



Situated to the rear is the breakfasting kitchen with wall and base mounted cabinetry and a worktop, in addition to space for a small table and chairs. There are two double bedrooms, both benefitting from fitted wardrobes for additional storage, in addition to a large box room with fitted shelving along one side. The bathroom has a white bathroom suite which comprises; bath (with shower over), WC and wash hand basin. A further WC is located off the hall and has overhead access to the attic space.

There is a shared garden to the rear of the property, accessed via the basement. Residents permit holder and metered parking is available on the street outside.



## THE LOCAL AREA

The property is 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 of options for everyday shopping such as a Scotmid on Henderson Row, a Sainsbury's Local on Deanhaugh Street (& Howe Street) and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend. Inverleith Park and The Royal Botanic Garden are in walking distance as is the picturesque Water of Leith.

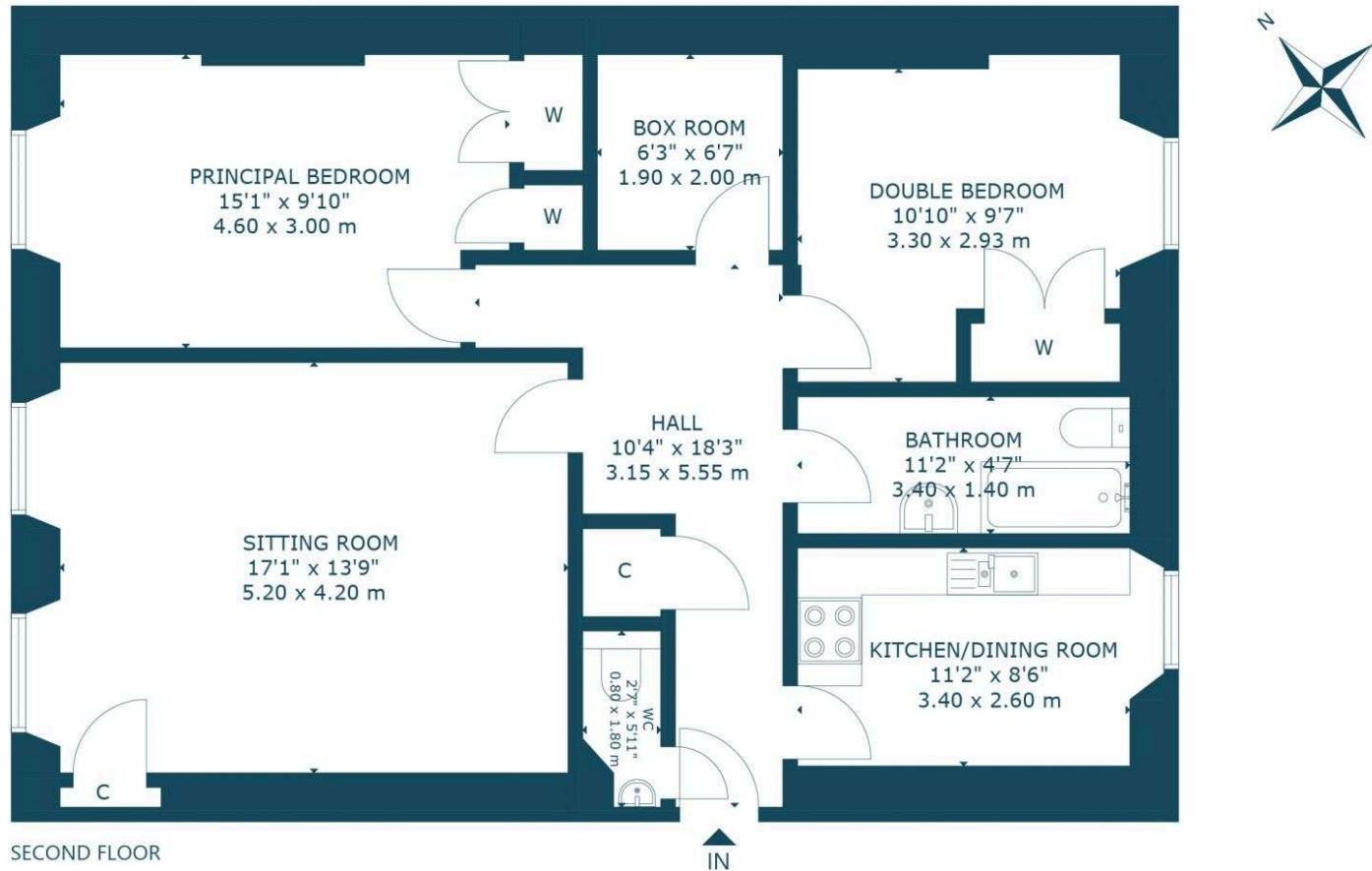
Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga and Bannatyne Gym, all situated a short distance from the property.

Waverley Railway Station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are roughly a 20-minute walk.

## EXTRAS

All blinds, light fittings, fitted flooring and appliances are included in the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 969 SQ FT / 90 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.