











Offers Over

£250,000

3/7 St Bernards Row

Stockbridge | Edinburgh | EH4 1HW

A rare opportunity has arisen to purchase this first floor flat, situated in the heart of vibrant Stockbridge, with local shops, bars, restaurants and leisure facilities all on your doorstep and within walking distance of the City Centre. The bright accommodation is well laid out, with the added benefit of a balcony and early viewing is highly recommended.

-  1 public room
-  1 bedroom
-  1 boxroom
-  Bathroom
-  Balcony
-  Lift
-  EPC rating – D
-  Council tax band - C



Description

Located on the first floor and accessed via stairs or lift, the accommodation briefly comprises entrance vestibule, bright open plan lounge/dining/kitchen with a French door leading to a balcony, principal bedroom with mirrored wardrobe, versatile boxroom which is currently used as a nursery, and bathroom offering good storage and a shower over the bath.

The property further benefits from double glazing and electric storage heaters in the lounge and bedroom.



Extras

The mirrored wardrobe, fridge/freezer, dishwasher, washing machine and electric hob and oven are all included in the sale.

Balcony and Parking

The property benefits from a balcony and there are two unallocated resident's parking spaces to the rear of the building along with on street permit parking.

Factoring

The property is factored by Trinity Factors and is approximately £1000 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Stockbridge is a vibrant cosmopolitan area of the City which enjoys a village style atmosphere. It has an excellent range of small independent retailers and a Waitrose supermarket and many popular bars and restaurants. There is local transport to and from the City Centre which is also within reasonable walking distance. The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway and cycle path are all close by and provide pleasant walks, whilst Glenogle Swim Centre with pool, gym and fitness studio is only a short walk away. It is convenient for the Western General Hospital and Fettes Police Head Quarters. The City Bypass can be reached via Queensferry Road on the A90 providing links to the main motorway network, Edinburgh Airport and The Queensferry Crossing. Edinburgh Bus Station and Waverley Railway Station are also very accessible.

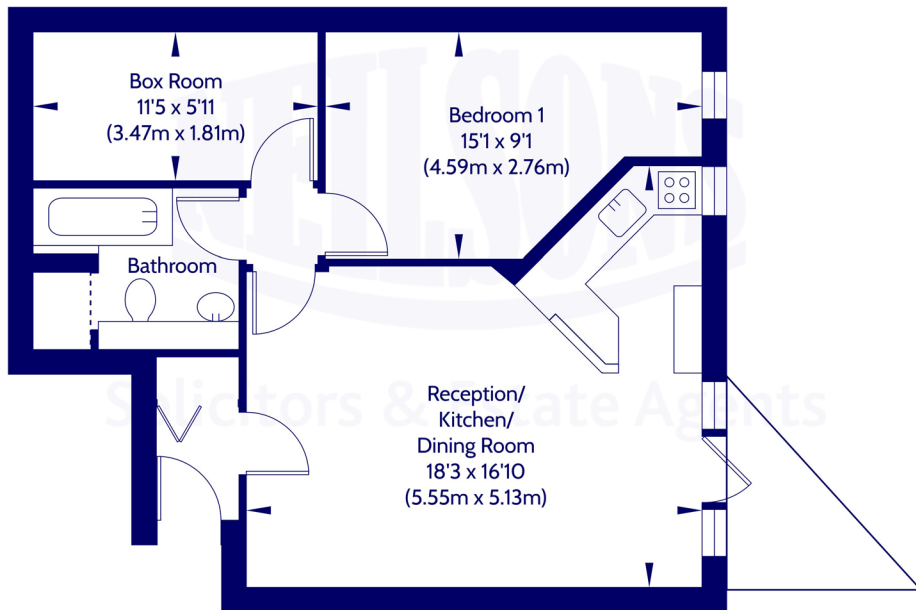


First Floor

Approx. Internal Area 49.9 Sq M / 537 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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