

COULTERS<sup>©</sup>

# 3 COLLINS PLACE

STOCKBRIDGE, EDINBURGH, EH3 5JD

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

The Stockbridge Colonies are one of Edinburgh's most beautiful collection of upper and lower villas, superbly situated just a short walk from the cosmopolitan buzz of the heart of Stockbridge. Forming a conservation area, these charming, B-Listed, stone properties boast character and appeal to many.

With a gated entrance to the enclosed, private front garden, the path leads up to the main door of this lovely lower flat. The front door opens on to a vestibule and long hall, connecting with all other rooms including the well-proportioned sitting room which has a fireplace with wood burning stove and louvred windows that offer a pleasant outlook out to the garden. A flexible layout is offered by this property, meaning that if preferred, the sitting room could be used as a large double bedroom.

There is a spacious kitchen dining room which has been fitted with quality units, worktops and integrated appliances. The large double doors by the window, neatly conceal a utility cupboard. Currently used as the main bedroom, the adjoining room has a fitted mezzanine double bed. The shower room off the hall is fully tiled and comes complete with both floor and wall mounted storage cabinets.



## KEY FEATURES



Lower flat in Stockbridge colonies



Charming home with versatile layout



Private front garden



Permit parking available



Stockbridge shops & restaurants just a short stroll



Close to Inverleith Park and Botanic Garden







The windows are of a single glazed sash and case design and there is gas central heating.

There is a delightful private garden to the front of the property with mature plants, paved seating area, garden shed and wood store. Permit parking is available on street.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.



## THE LOCAL AREA

With a charming village feel and striking architecture, Edinburgh's prestigious and historic Stockbridge is one of the City's most desirable areas to live. Within a short stroll of the City Centre, it is known for its selection of independent artisan shops, stylish boutiques and popular cafés and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce.

For daily shopping needs, there is a Sainsbury's Local and brand new M&S Food. For larger shopping requirements, there is a Waitrose at Comely Bank and Tesco at Canonmills.

When it comes to picturesque walks and green spaces, you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views in Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Whilst accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

## GET IN TOUCH



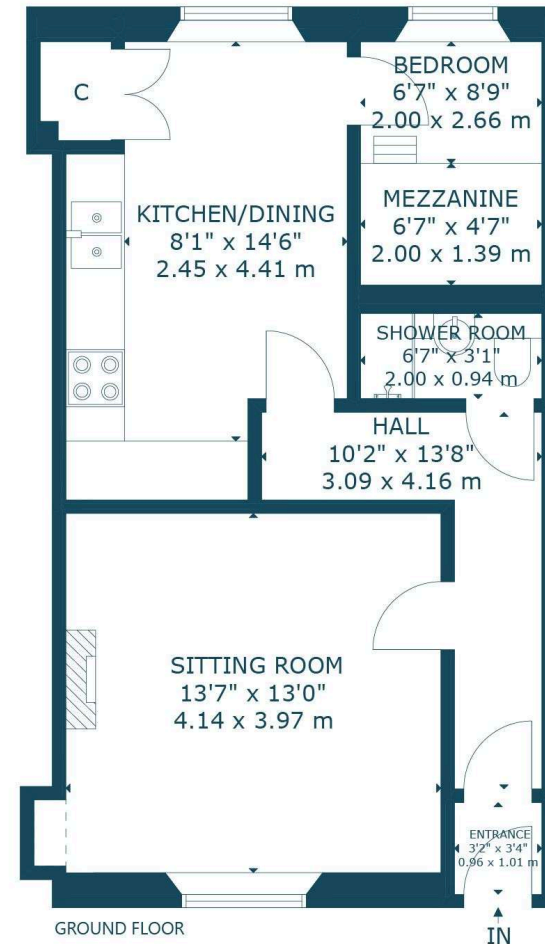
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 553 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.