



**24/5 Raeburn Place, Stockbridge,
Edinburgh, EH4 1HN**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

SUPERB LOCATION

WELL-PROPORTIONED, SECOND FLOOR FLAT



A fantastic, second floor flat, which has a lovely open outlook from the sitting room windows over Raeburn Place and garden views from the dining kitchen. It has well-proportioned, generously sized rooms throughout and occupies a superb location in the heart of popular Stockbridge, a short walking distance from central Edinburgh and the green spaces of Inverleith Park and the Botanic Gardens. It is close to excellent amenities including restaurants, coffee shops and forms part of a sought after, well-established residential area. It has been well maintained offering lots of attractive features, including working shutters, panelled window surrounds and doors, antique oak effect, wooden laminate flooring, deep skirting and cornice work. The sitting room is stunning with two windows allowing for lots of light and has an attractive feature fireplace. The dining-kitchen, facing the rear, has a lovely view over the communal gardens, Stockbridge properties and there is ample quality, glossy, cream units at wall and floor level with complementary work tops and tiled splash back. There are two large double bedrooms and a recently refurbished bathroom, with shower. The stairwell is tidy and bright and there is a well-kept communal garden to rear. The city centre, with its many attractions can be reached on a pleasant walk and there are quick links to road networks and the airport.

Hall

Sitting room

Dining kitchen

Two double bedrooms

Bathroom (white suite and waterfall shower)

W.C.

Gas central heating, new boiler

Sash and case windows

Excellent storage

Communal garden

Permit zone and pay and display parking





STOCKBRIDGE

Located in the much sought after Stockbridge which offers an ideal location just a 15-minute walk from the city centre. The bustling and unique village atmosphere offers a wealth of amenities including chic boutiques, art galleries, independent shops, bookshops, renowned cheese mongers, fish mongers and a butcher. A fantastic selection of fashionable cafés, restaurants, and pubs line the street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders. Enjoying the outdoors could not be more inviting, with Inverleith Park and the colourful Royal Botanic gardens all close by. A leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For a vintage treat, the Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. Stockbridge is well-served by regular bus services to the city centre and beyond and Waverley train station is within walking distance for easy commuting.



Extras

All fitted floor coverings, light fittings, electric oven, gas hob and extractor hood, fridge freezer and automatic washing machine (no warranties given) The furniture to be included if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

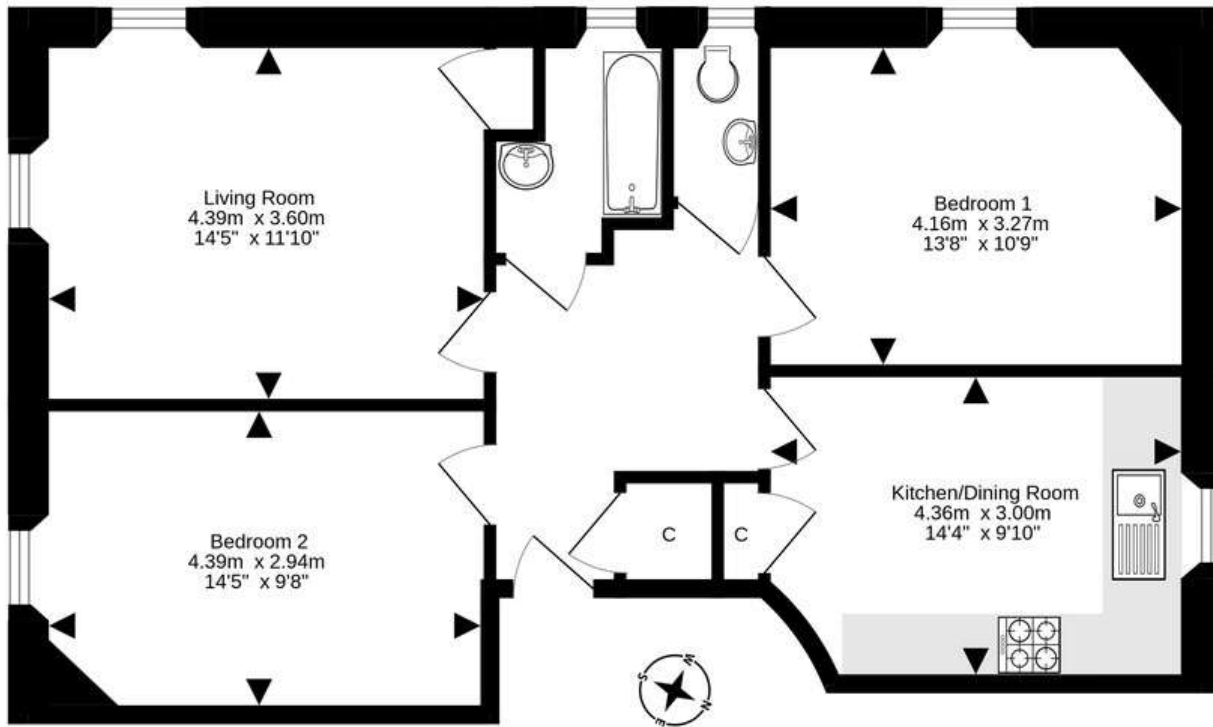
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Home Report Valuation

£385,000

EPC Rating

C



TOTAL FLOOR AREA : 67.7 sq.m. (729 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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