



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15a Carlton Street

Edinburgh EH4 1NE

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Rarely available two bedroom main door home with large patio in the enviable Stockbridge area. Sitting on the corner of Carlton Street and Leslie Place this apartment is situated in one of the most sought-after areas of Edinburgh. Within walking distance to central Edinburgh and an array of beautiful walks and shops on your door stop it would make a fantastic home. The property is situated on the basement level and is accessed via a main door through the large patio area. Although on the lower level this property still gets a huge amount of light as it is not overlooked and features large windows. It is decorated tastefully throughout, benefits from gas central heating and has masses amount of storage space including an outdoor cellar.

Upon entering the property you are welcomed via a bright and large hallway. At the heart of the home is well appointed and large living room come dining room with beautiful fire place and dual windows, the perfect place to relax and entertain. Adjacent to the living room is well laid out and tasteful kitchen with washing machine, dishwasher, gas hob, large fridge freezer and breakfast bar. There is a very spacious double bedroom with triple windows filling the room with light but with the addition of shutters for that extra peace and warmth. The second bedroom is a good-sized single which also feels bright with a large window. The family bathroom offers a separate bath and shower as well as ample storage space. Completing the property there are two further storage rooms, with one leading out to direct access to the well maintained communal gardens.

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- Gas central heating
 - EPC Rating - D | Council Tax Band - E









Stockbridge

Stockbridge, nestled along the Water of Leith in Edinburgh, exudes a charming village-like atmosphere within the bustling city. Its cobbled streets are lined with an eclectic mix of independent shops, boutiques, and artisanal cafes, inviting locals and visitors alike to wander and explore. The area is renowned for its vibrant food scene, with an abundance of quaint pubs and restaurants offering everything from traditional Scottish fare to international cuisine.

Stroll through Stockbridge Market, where local vendors showcase fresh produce, gourmet treats, and handmade crafts every weekend, adding to the area's lively ambiance. For a tranquil escape, enjoy a leisurely walk along the tree-lined paths of the nearby Botanic Gardens or relax by the banks of the Water of Leith.

Stockbridge is also home to a thriving arts community, with galleries and studios showcasing the work of local artists and artisans. Throughout the year, the area plays host to various cultural events and festivals, adding to its vibrant spirit.

With its picturesque surroundings, vibrant culture, and welcoming community, Stockbridge offers a delightful escape from the hustle and bustle of Edinburgh's city centre.



Let us help you find your next
dream property!



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Carlton Street,
Stockbridge,
Edinburgh, EH4 1NE**



Approx. Gross Internal Area
1084 Sq Ft - 100.70 Sq M
External Store
Approx. Gross Internal Area
19 Sq Ft - 1.77 Sq M
For identification only. Not to scale.
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Basement

