

6 Glenogle House, Glenogle Park (The Colonies) Stockbridge, Edinburgh, EH3 5HR

OFFERS OVER £345,000



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- Period lower villa with private garden in tranquil cobbled setting
- Elegant living room and separate fitted kitchen/dining room with walk in pantry
- Large double bedroom and modern shower room
- Original features including cornicing and marble fireplace
- Gas central heating and log-burning stove
- Private enclosed garden, detached sun room and zoned on-street parking
- Peaceful cobbled setting beside The Water of Leith
- EPC D

Description

This period ground floor lower villa (Circa 1830) will appeal to purchasers of all age groups seeking an individual flatted home with its own entrance and easily managed private garden. The apartment occupies the ground floor of an extension to a converted to a former Merchant's House dating back to around 1861 (Listed Category B). It has an easily managed layout (71 sqm) retaining several period features including cornicing, an ornate ceiling rose, marble fireplace and stripped floors. There is a charming living room with log-burning stove, separate fitted dining kitchen with large walk in pantry, a large double bedroom and modern shower room.





Heating and Double Glazing

Gas central heating was installed in 2016 and a working log burning stove.

Garden & Parking

The property benefits from its own fully enclosed garden with a large sun room/outhouse (with electricity) and there is zoned on-street residents parking.

Location

Glenogle House lies within the tranquil 'hideaway' Stockbridge Colonies and quite literally just a few yards away from the delightful Water of Leith Walkway. It is an idyllic setting with cycle routes, and well served bus routes. Half a mile away (a ten-minute walk) is the centre of Stockbridge where bars, restaurants, coffee shops and individual food specialist stores to suit all budgets abound. Inverleith Park and the Botanical gardens offers extensive open amenity space and the property is in close proximity to Glenogle swim centre The many attractions of Edinburgh's City Centre are readily accessible with princess street approximately 1 mile away.

Valuation

The mortgage valuation is £350,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax Band D and has a D rated Energy Performance Certificate.

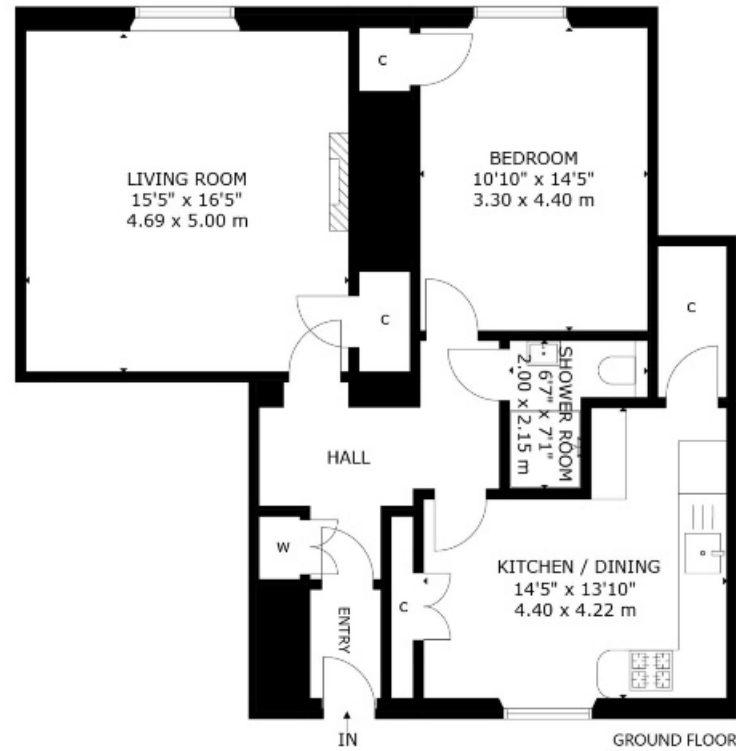
Extras

The fitted carpets, gas hob, electric oven integrated fridge freezer and integrated dishwasher are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399 (or 07595820611 out with office hours).





6 GLENOGLE HOUSE, EDINBURGH, EH3 5HR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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