



4 BEDFORD STREET

Stockbridge, Edinburgh, EH4 1NA



1

Public Room



3

Bedrooms



1

Bathroom



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Situated in exclusive Stockbridge, this main-door duplex flat forms part of an established development and is well-presented with attractive, modern interiors and tasteful décor throughout. The three-bedroom city home has spacious living areas and has access to a shared garden.

It lies enviably close to the outstanding amenities the area has to offer, such as an eclectic range of shops, coffee shops, bars, and restaurants, excellent schools in the state and private sectors, transport links connecting across the city, fitness and leisure facilities, and open spaces, including the Royal Botanic Garden and Inverleith Park.







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EPC
RATING

D

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Duplex flat in highly desirable Stockbridge
- Well-presented, modern interiors
- Private ground-floor entrance, first-floor hall with storage, and second-floor landing with clothes pulley
- Elegant living room with triple windows
- Generous dining kitchen, also with triple windows
- Three well-proportioned bedrooms (one with a large built-in wardrobe)
- Stylish four-piece family bathroom
- Shared rear garden
- Controlled on-street parking (Zone N3)





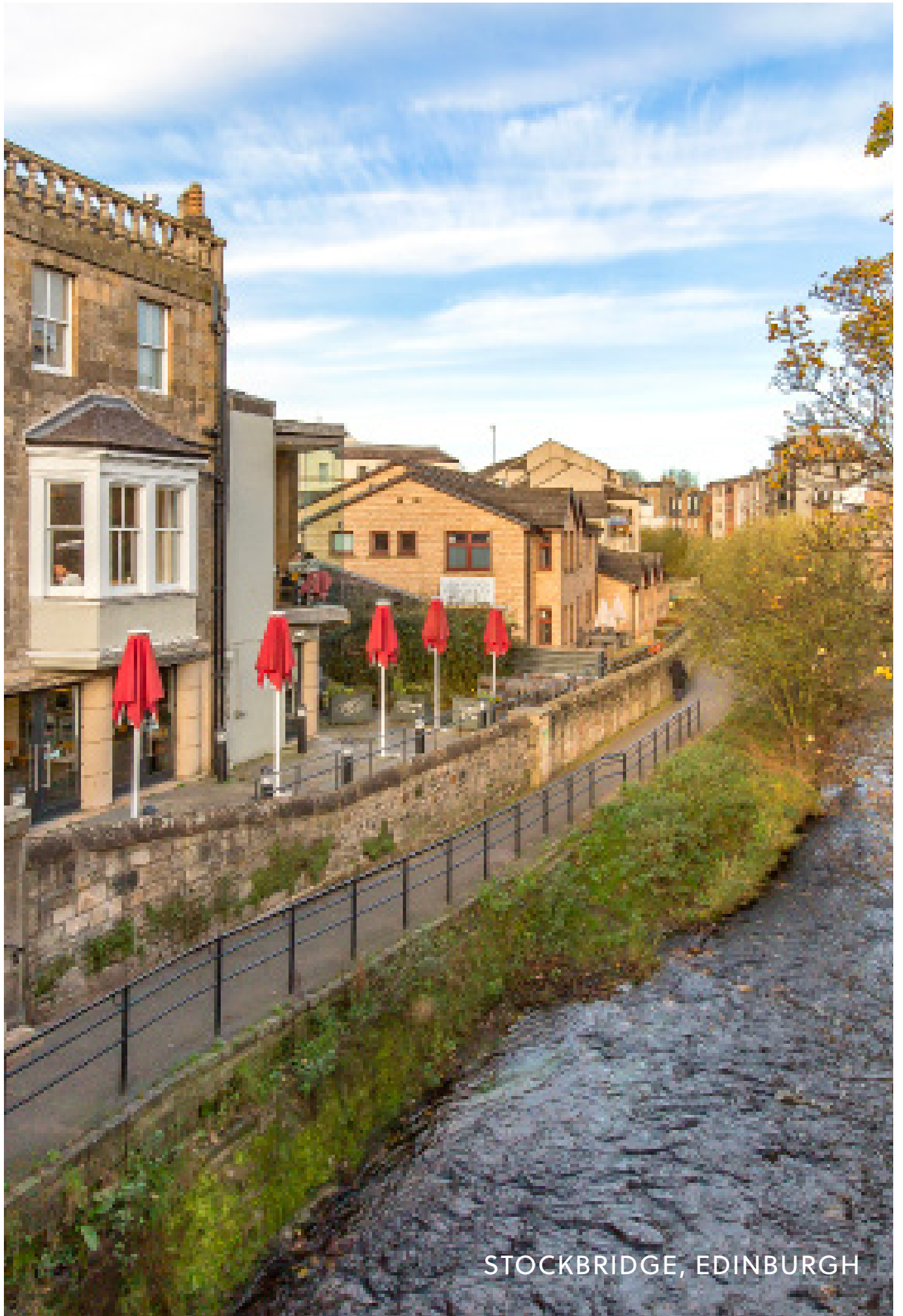


Extras:

Integrated kitchen appliances comprising an oven, hob, extractor hood, dishwasher, and washing machine will be included in the sale.

Please note, no warranties or guarantees shall be provided for the appliances.

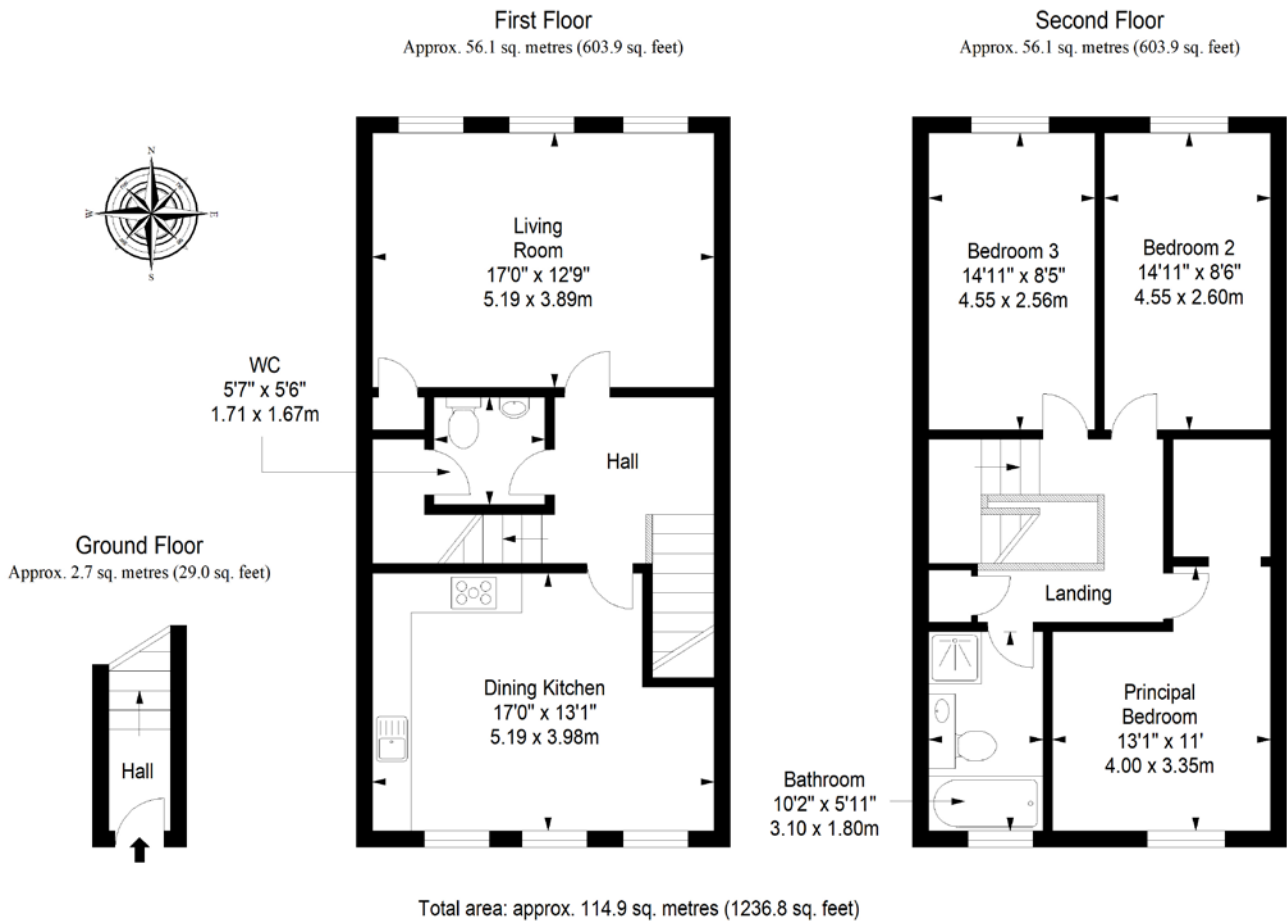




STOCKBRIDGE, EDINBURGH

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Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craigmyle Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.



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