





With its sought-after city location, this well-presented two-bedroom apartment boasts modern interiors with charming retained period features and spacious accommodation. The luxury carpeted home features a living and dining area with a fully shelved Edinburgh press and high-quality brass finishes, a Japandi-inspired kitchen with state-of-the-art appliances and high-quality worktops, a sunny double bedroom with a focal fireplace, a spacious storage cupboard and a classic press, and a versatile second bedroom with a period fireplace and restored corning. Completing the accommodation is a stylish shower room that enjoys underfloor heating, a rainfall shower, and dimmable lights. The property and its location are to appeal to a wealth of buyers, thanks to its proximity to the city centre and a selection of cafés, restaurants and pubs, transport links and green space. Extras: Included in the sale are fitted floor coverings, light fittings and integrated kitchen appliances, including an integral fridge, oven and slimline dishwasher and an induction style hob.

FEATURES

- Stylish first-floor tenement flat
- Situated in popular Stockbridge
- Traditional doorbell and new intercom system
- Newly refurbished accommodation
- Modern interiors with retained period features
- Wallpapered entrance hall with a meter cupboard
- A carpeted living/dining room with Edinburgh press
- Fully fitted kitchen with an integral fridge, oven and slimline dishwasher
- Southwest-facing double bedroom with storage cupboard
- Second double bedroom with a period fireplace
- Contemporary shower room with underfloor heating
- Well-kept communal gardens
- On-street parking
- Full double-glazed windows
- Anthracite Column Feature Radiators throughout
- EPC rating - C
- Council Tax Band - D







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TWO-BEDROOM TENEMENT
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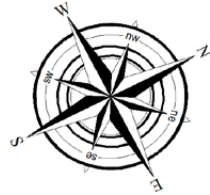




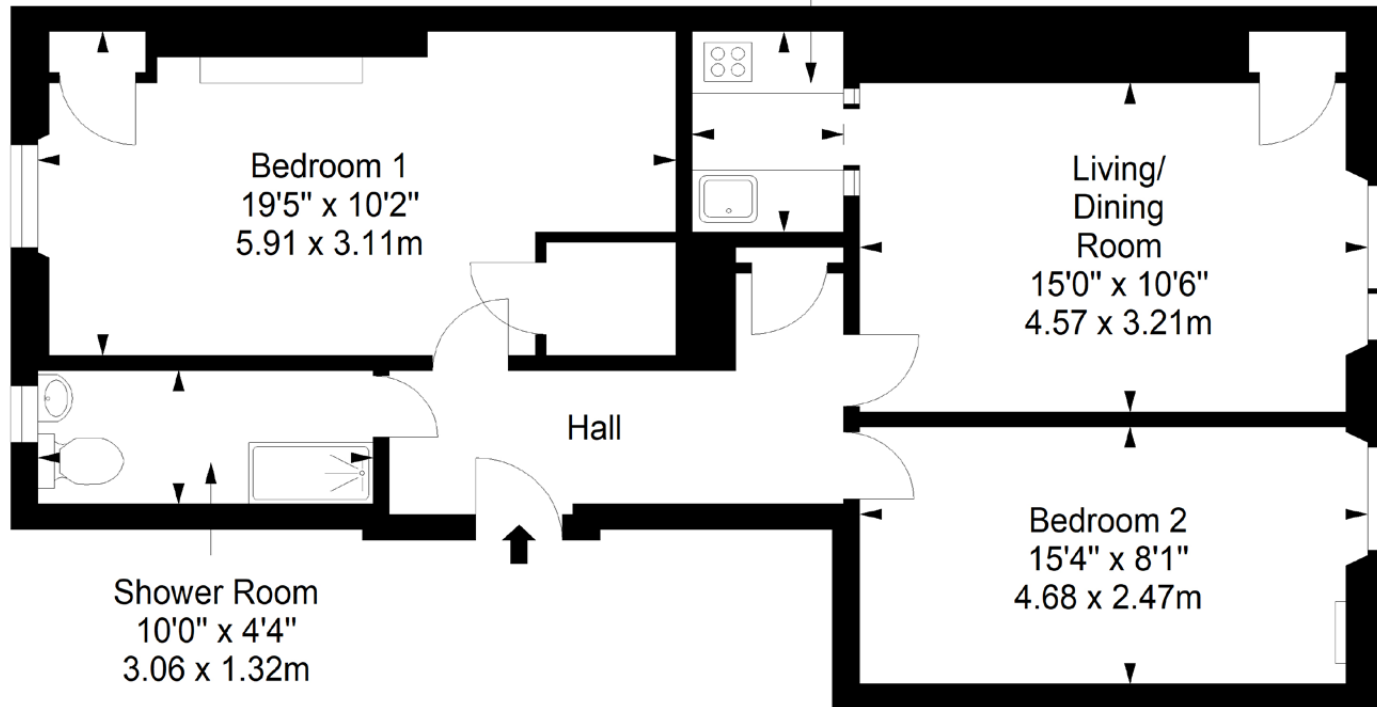
FLOORPLAN

First Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Kitchen
6'4" x 4'8"
1.94 x 1.42m



Total area: approx. 64.6 sq. metres (695.4 sq. feet)



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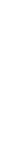
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