

COULTERS®



13 TEVIOTDALE PLACE

STOCKBRIDGE, EDINBURGH, EH3 5HY

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

The Stockbridge Colonies are one of Edinburgh's most beautiful collections of upper and lower villas, superbly situated just a short walk from the cosmopolitan buzz of the heart of Stockbridge. These charming stone properties boast immense character and this particular home is peacefully positioned close to the end of a quiet cobbled lane, on ground level, set back behind a lovely private front garden.

The property offers a wealth of options when it comes to possible layouts. The front room, which overlooks the garden and is extremely well-proportioned, has most recently been used as a large double bedroom with the addition of a wash-hand basin. It would equally make a superb sitting room with wonderful period features which include cornicing, feature fireplace, working shutters and shelved Edinburgh press. To the rear of the home, there is an open plan kitchen with a living/dining area. It also showcases traditional features such as original timber flooring and fireplace as well as a lovely window seat. The fitted kitchen has an integrated fridge freezer, oven and gas hob. The adjoining room is currently used as a second bedroom with the bonus of a wash-hand basin, but it would also make a perfect home office/study. A wet room off the hall completes the accommodation.

KEY FEATURES



 Charming lower colony flat

 Private front garden

 Close to Royal Botanic Garden & Water of Leith

 Flexible layout with two bedrooms on offer

 Permit parking available

 A short walk to Stockbridge shops



The property has gas central heating and the windows are of a single glazed, sash and case design.

There is a beautiful, private front garden with paved seating area, drying line, large garden shed and bin store. A cellar, accessible from the kitchen/living room, also forms part of the sale and offers excellent storage potential. Permit and pay and display parking are available.

EXTRAS

All blinds, curtains, fitted flooring and white goods are included in the sale price. Other items, such as the light fittings, may be available subject to separate negotiation but do not form part of the sale.

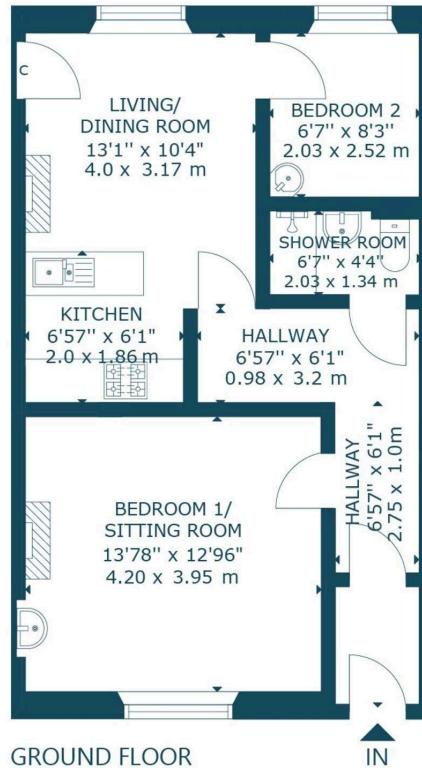
THE LOCAL AREA

The property is located in the highly desirable Stockbridge Colonies, a historic area known for its community spirit and 19th-century stone terrace homes, built by the Edinburgh Co-operative Building Company.

Stockbridge itself is a fashionable Edinburgh area, with its vibrant bars, artisan coffee shops, popular weekend market, and delicious eateries.

There is a Sainsbury's Local on nearby Deanhaugh Street, an M&S Food on Raeburn Place, plus a variety of independent retailers and popular pubs. Larger shops are available with branches of Lidl and Tesco in nearby Canonmills and a Waitrose in Comely Bank, as well as further shopping options at Craigleath Retail Park. The green spaces of Inverleith Park and the Royal Botanic Garden are within walking distance, as is the Water of Leith. Recreational opportunities are found at Glenogle Swimming Centre, The Grange Sports Club, and Bannatyne Gym, all close by.

Highly regarded schools include Stockbridge Primary School and Broughton High School with private school options such as Edinburgh Academy and Fettes College. The city centre, with Waverley Railway Station and Edinburgh Bus Station is a short bus journey away.



13 Teviotdale Place, Edinburgh, EH3 5HY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 584.7SQ FT / 54.32 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.