



4 RAEBURN MEWS

STOCKBRIDGE, EDINBURGH, EH4 1RG

1 BED

1 BATH

1 PUBLIC

TAKE A LOOK INSIDE

4 Raeburn Mews is a charming 1 bedroom house situated in the heart of Edinburgh's fashionable Stockbridge.

The property is set within a secure, gated courtyard quietly tucked away behind Raeburn Place therefore combining a highly desirable central location with a peaceful setting.

The bright and spacious accommodation comprises on the ground floor - entrance; spacious double bedroom; and ensuite shower room. A carpeted staircase leads to the first floor which comprises a large open plan kitchen/dining/living room with roof light flooding the room with natural light.

Double glazing is fitted throughout and a gas central heating system powered by a combi boiler provides hot water.

The area to the front of the mews house can be used for parking a car and there is also space for a seating area outside the bedroom window.

KEY FEATURES



Bright, spacious and well presented mews house.



Peaceful, gated courtyard setting.



Double glazing and gas central heating.



EPC Rating - D



Large double bedroom with ensuite shower room.



Parking in front of the house.



Excellent local amenities within a short walk.



Council Tax Band - C



THE LOCAL AREA

Situated in the heart of Stockbridge, one of Edinburgh's most desirable neighbourhoods, the property is surrounded by an array of fashionable bars, artisan shops, and renowned eateries. A high-amenity area, Stockbridge offers everything from hairdressers and coffee shops to doctors, pharmacies, and convenience stores – all right on the doorstep.

For shopping, an M&S Foodhall is just around the corner on Raeburn Place while a Sainsbury's Local is within a short walk. There is also a Waitrose in nearby Comely Bank. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods. The Neighbourgood Market also runs throughout the summer.

Outdoor enthusiasts will appreciate the proximity to Inverleith Park and The Royal Botanic Garden, both within walking distance, as well as the picturesque Water of Leith Walkway just moments away. Recreational facilities include Glenogle Swimming Centre and The Grange Club, which offers facilities for cricket, tennis, squash, and hockey.

For commuters, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh Airport are all within a 20-minute walk, ensuring excellent connectivity.

EXTRAS

All blinds, flooring, lighting, and kitchen appliances are included in the sale. A fee of approx. £120 per annum is payable to the Raeburn Mews Association, which covers the communal grounds and security gate maintenance.

HOME REPORT VALUATION: £275,000



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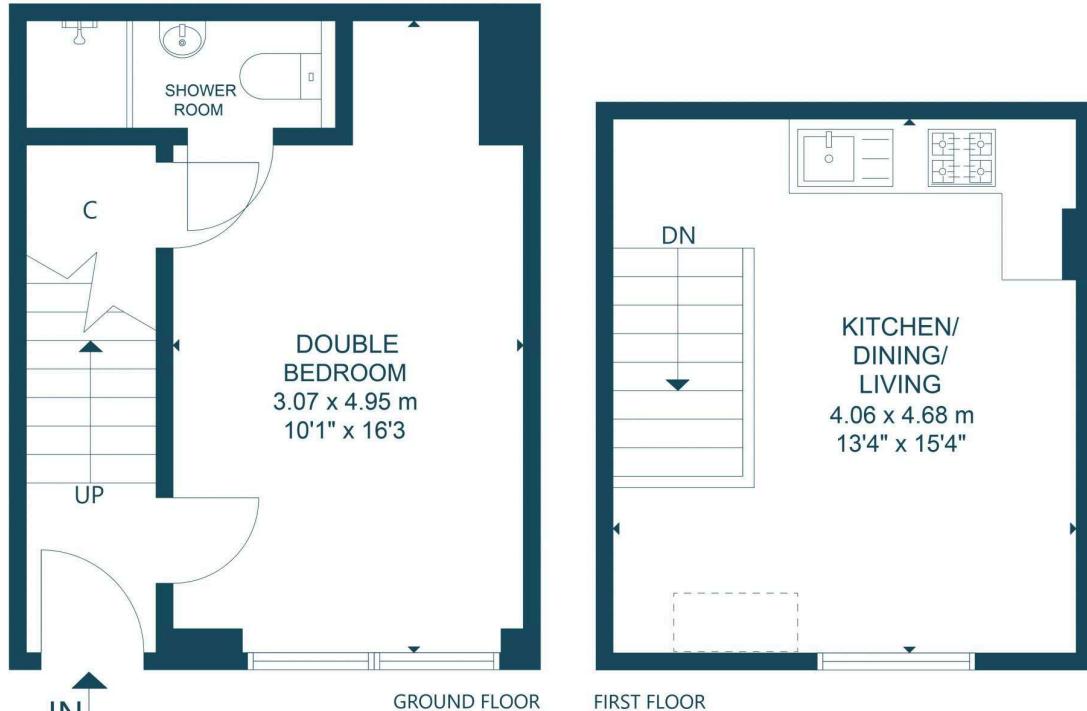


enquiries@coultersproperty.co.uk

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.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 460 SQ FT / 43 SQ M

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

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