



50/4 Patriothall

Stockbridge, Edinburgh, EH3 5AY



VMH ESTATE AGENTS



Stylish 1 bedroomed 1st floor flat within a converted B-listed stable yard in the popular Stockbridge area.

- Open plan sitting, kitchen & dining area
- Double bedroom with built in wardrobe
- Shower room with 3 piece suite
- Stylish and modern interiors
- Secure entryphone system
- Allocated space in gated residents parking
- Courtyard setting
- B-listed converted stable yard
- Excellent location close to amenities



Offers Over: £285,000

EPC Rating: C

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located in a B-listed converted stable yard this 1 bedroomed 1st floor flat offers a stylish home in the popular Stockbridge area.

The property is flooded with light from the large metal windows and is styled with a modern industrial feel.

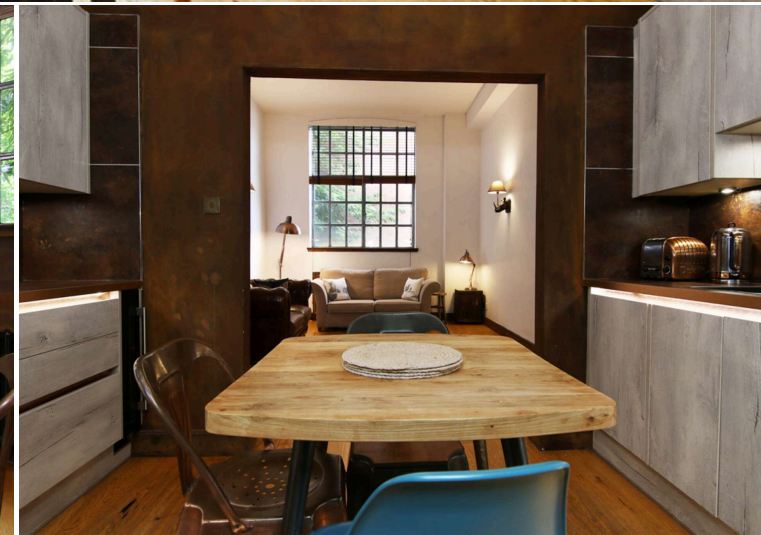
The property further benefits from an allocated space in a secure gated residents car park.

Management

The property is factored by James Gibb at approximately £107 per month to include cleaning and repairs of communal areas including hte stiers and block buildings insurance

Extras

All fitted floor coverings and carpets, blinds and curtains, light fittings, hob, extractor hood, double oven, fridge freezer and washing machine will be included in the sale.





Location

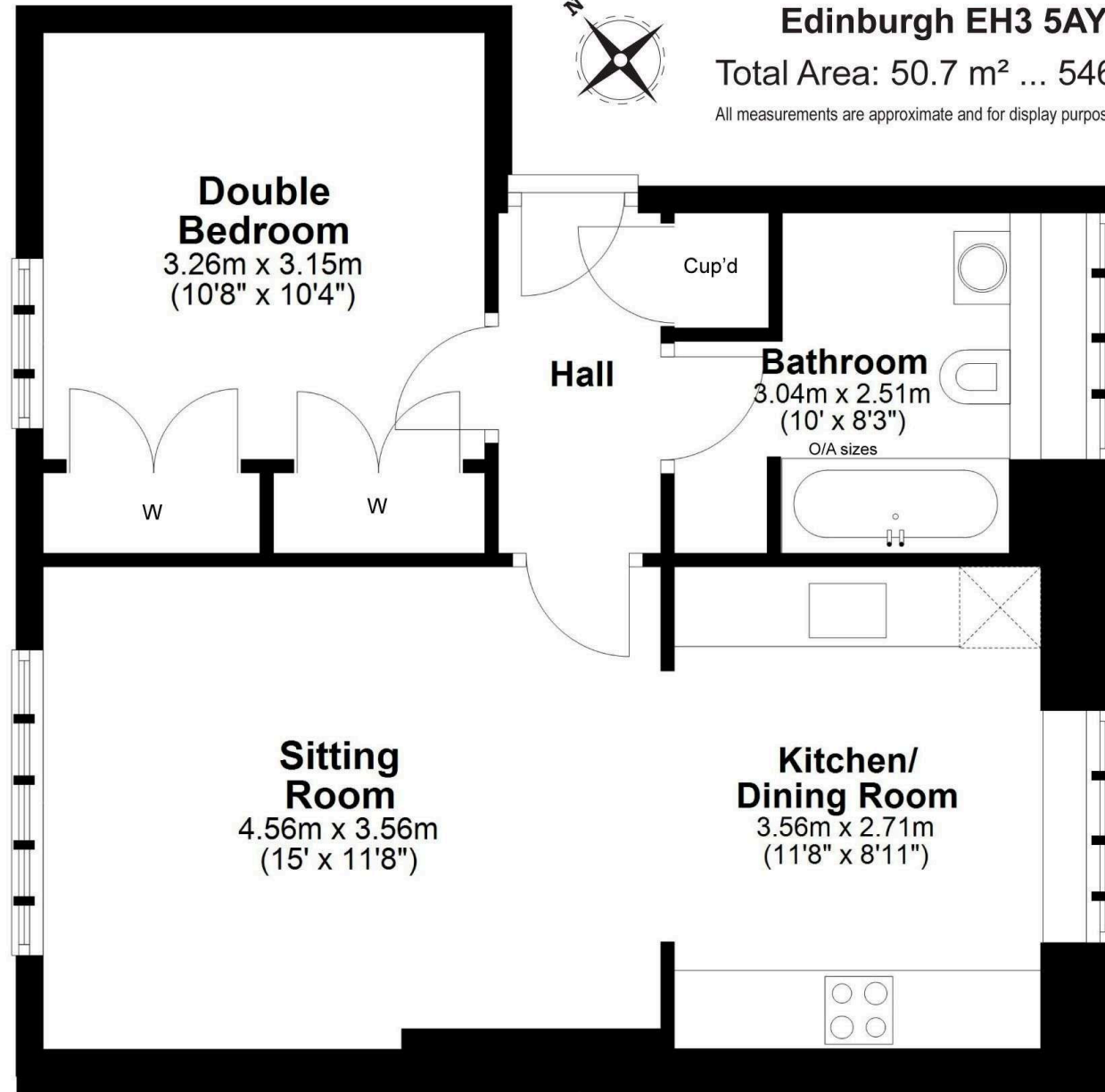
Stockbridge is a highly desirable cosmopolitan area situated a short walk from Edinburgh's city centre. Stockbridge itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Further shopping and commercial facilities are available in the city centre on Princes Street and George Street. A Waitrose supermarket can be found at Comely Bank whilst a further range of high street retailers including a Sainsbury's supermarket, Boots and Marks and Spencer are situated at Craighleith Shopping Park. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by. Excellent schooling is represented in the state and private sector.



**50/4 Patriothall, Stockbridge,
Edinburgh EH3 5AY**

Total Area: 50.7 m² ... 546 ft²

All measurements are approximate and for display purposes only



First Floor



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.