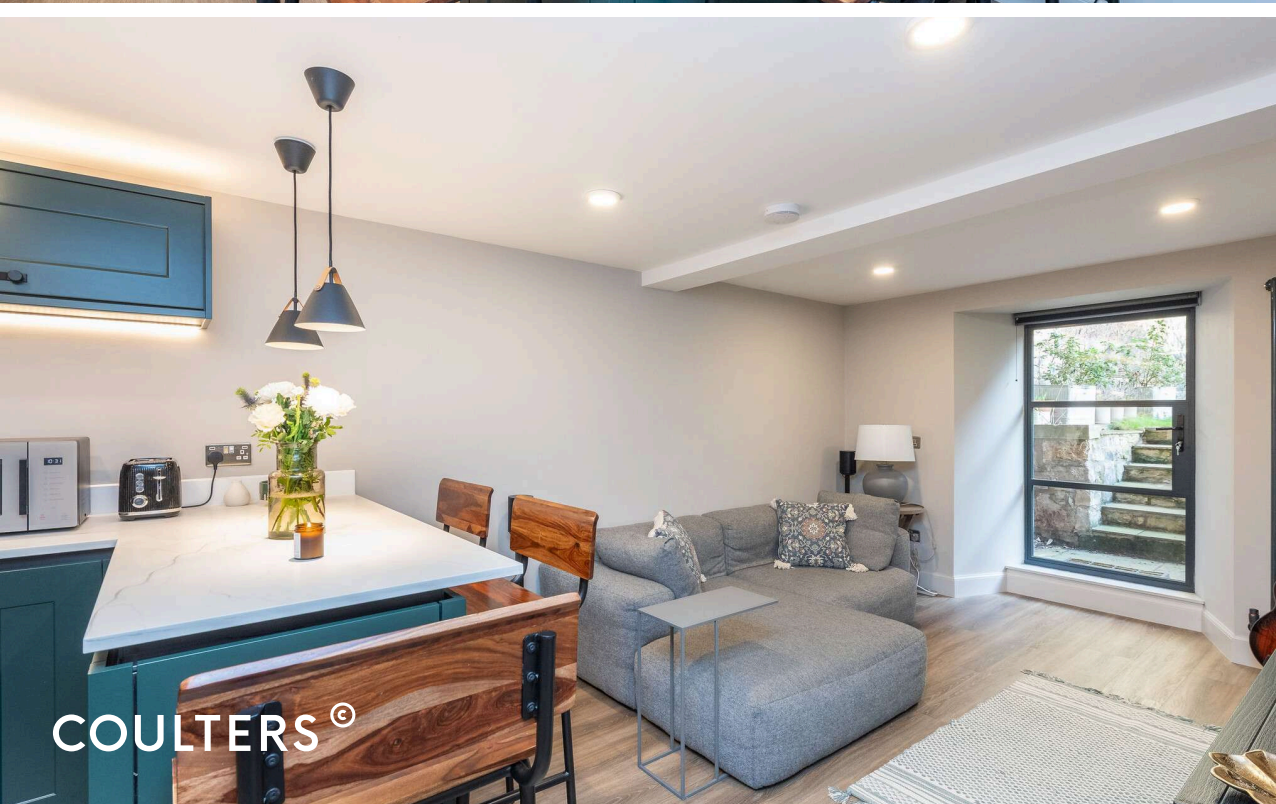


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29 (BF) CHEYNE STREET, STOCKBRIDGE

STOCKBRIDGE, EDINBURGH, EH4 1JD

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A rare opportunity to acquire an exceptional three-bedroom lower ground floor flat forming part of a handsome B-listed Georgian building in the very heart of Stockbridge. Beautifully presented and fully renovated just a few years ago to an exacting standard, this stylish and thoughtfully designed home offers a truly impressive city residence, ideal for professionals, downsizers, or investors alike.

The immaculate interior has been carefully planned to maximise space and natural light, with high-quality fixtures and fittings throughout.

KEY FEATURES



Lower ground floor flat presented in excellent order.



Three versatile bedrooms.



Direct access to well-kept communal garden.



Permit parking available.



Inverleith Park a short stroll away.



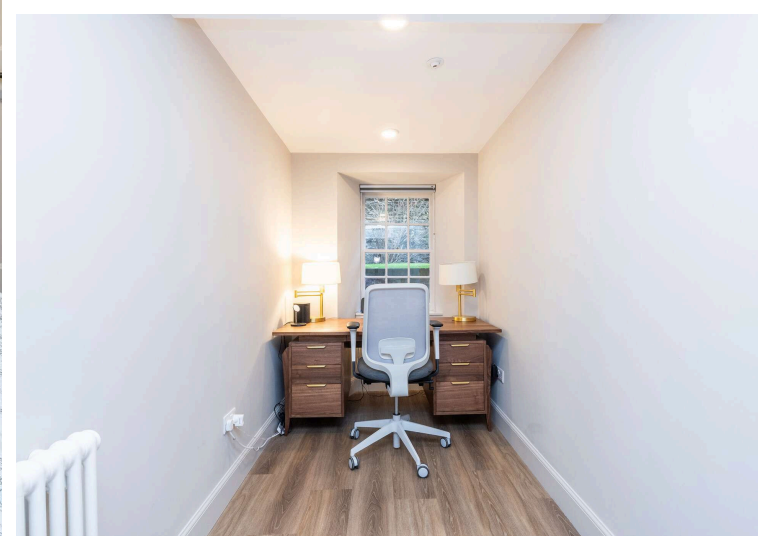
Stockbridge shops and restaurants on the doorstep.



EPC Rating - C



Council Tax Band - D



A welcoming reception hallway leads to a stunning open-plan living, dining and kitchen area, featuring sleek Corian worktops, Bosch appliances and a bespoke black steel-framed glass door opening directly onto the charming, fully enclosed shared rear garden.

The property offers two peaceful double bedrooms, a versatile third bedroom or home office, and a beautifully appointed bathroom with a modern white suite and shower over bath. A useful utility/laundry room with an additional shower enclosure completes the accommodation.

Further benefits include gas central heating with a combi boiler and refurbished sash and case windows. A large, private external store cupboard within the stairwell offers valuable additional storage. The communal walled garden is well-kept and features a neat lawn and patio seating area. On-street permit parking is available.





THE LOCAL AREA

Situated within a conservation area 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, a Sainsbury's Local is just around the corner on Deanhaugh Street, while a Waitrose in nearby Comely Bank offers further choice. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods.

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, fitted flooring, light fittings, and integrated appliances are included in the sale. The wall-mounted TV does NOT form part of the sale. Other items may be available subject to separate negotiation.



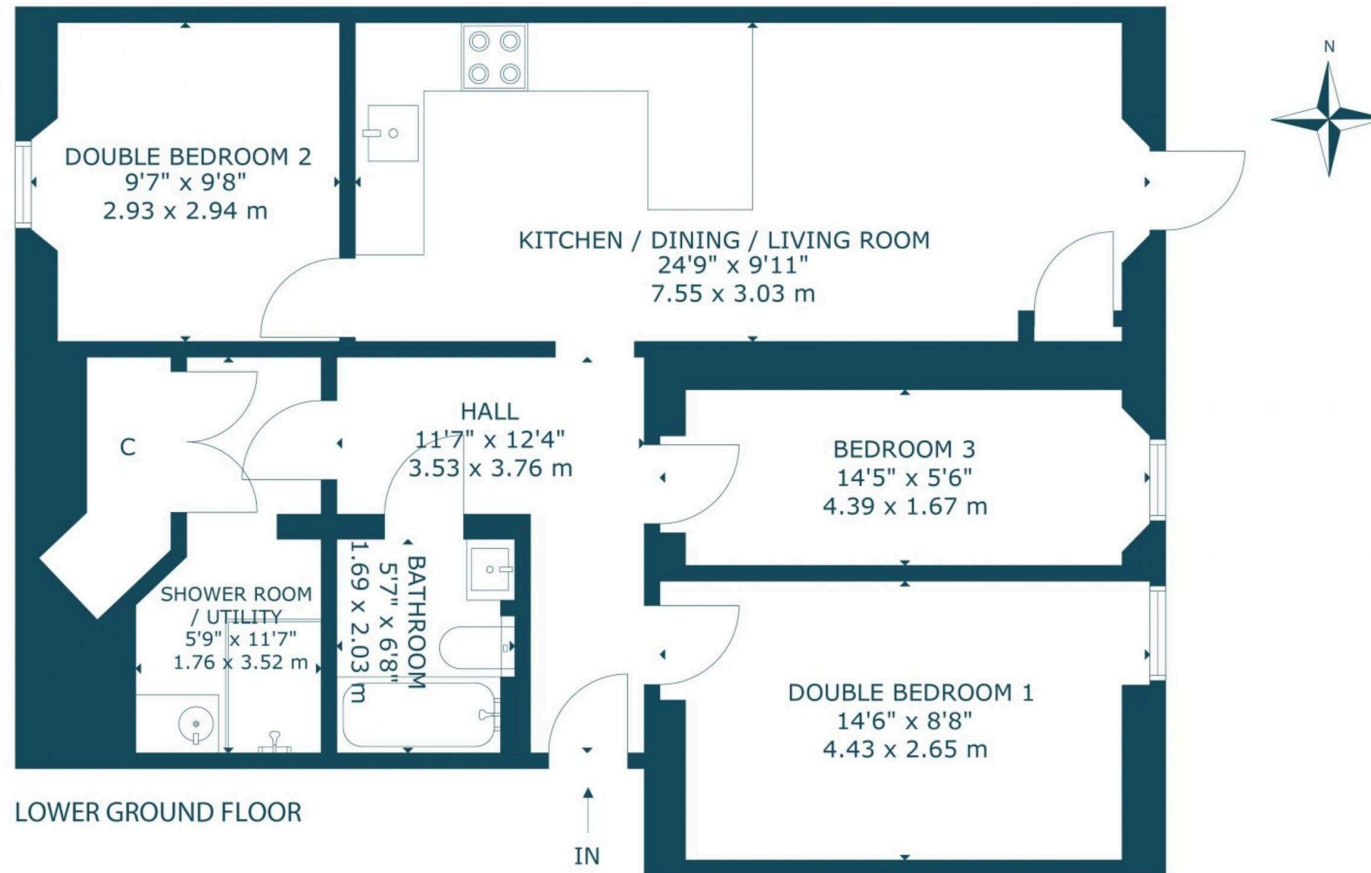
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HOME REPORT VALUATION: £385,000



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 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.