

COULTERS<sup>©</sup>



# 23 HUGH MILLER PLACE

STOCKBRIDGE, EDINBURGH, EH3 5JG

3 BED

1 BATH

2 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. 23 Hugh Miller Place comprises a three bedroom double upper flat with private main entrance. This charming stone property although well-maintained, would now benefit from some modernisation.

Boasting immense character, the property is entered via a handy vestibule which in turn leads to the hallway. The sitting room is positioned to the front of the property and has a wealth of period features including wooden flooring, Edinburgh press, and fireplace with a working gas fire.

## KEY FEATURES

- Double upper Stockbridge colonies flat.
- Versatile accommodation with three bedrooms.
- Private front garden.
- Permit parking available.
- A short stroll from the vibrant centre of Stockbridge.
- An array of local amenities, independent retailers and cafes nearby.
- EPC Rating - C
- Council Tax Band - E

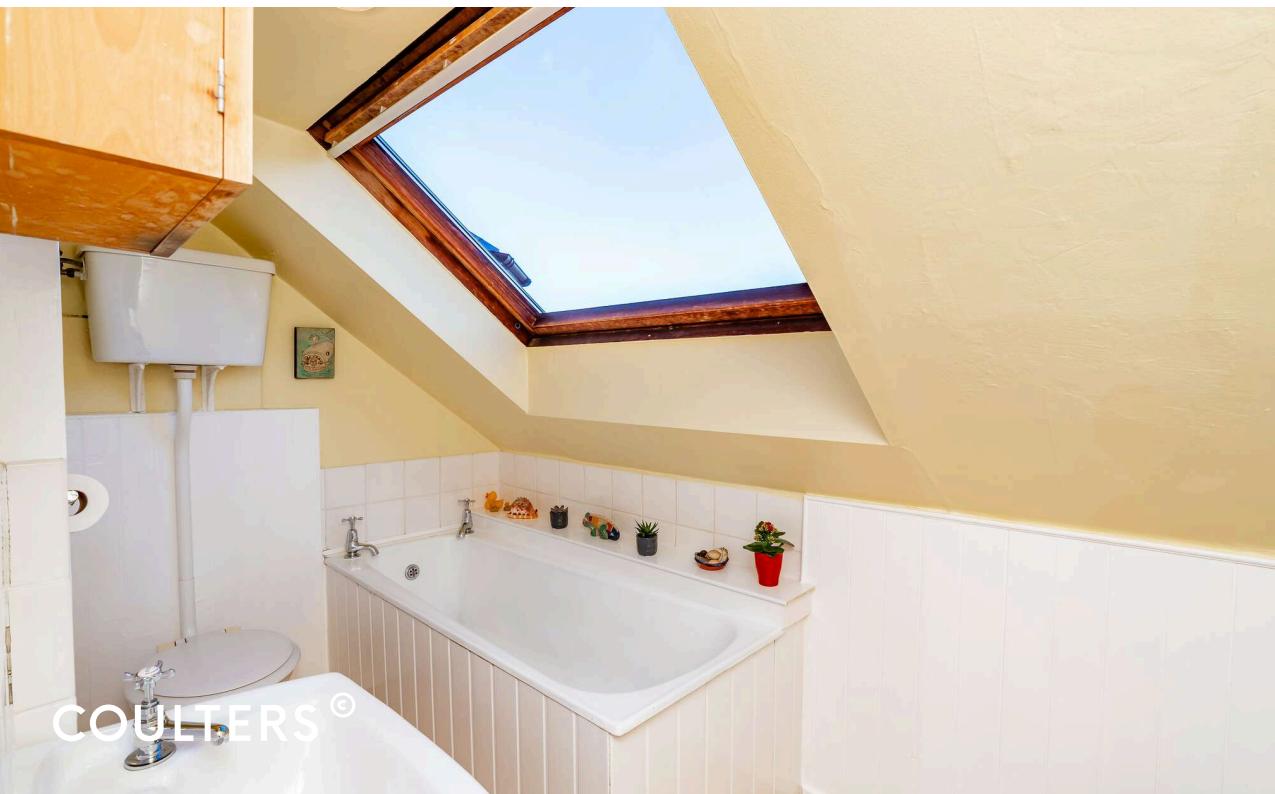


To the rear of the home, there is a spacious open plan kitchen, living and dining room with a wood burning stove providing a lovely focal point in the room.

The upstairs has been recarpeted recently and there are three bedrooms, two of which are doubles and the third which is a small single or ideal study. The bathroom is beautifully bright with a part paneled, part tiled traditional design. The space is fitted with a bath, wash hand basin and WC.

Storage is available within the loft space and large outdoor cupboard with space to keep several bicycles securely under the external entry staircase. The home has gas central heating and a mix of double glazing and single glazed sash and case units. It is also worth noting that the property was reroofed in 2015 which should offer some peace of mind to purchasers. The property is set back behind a lovely private front garden with patio seating area, washing line, lawn and planted borders.





## 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 Craigmyle 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.

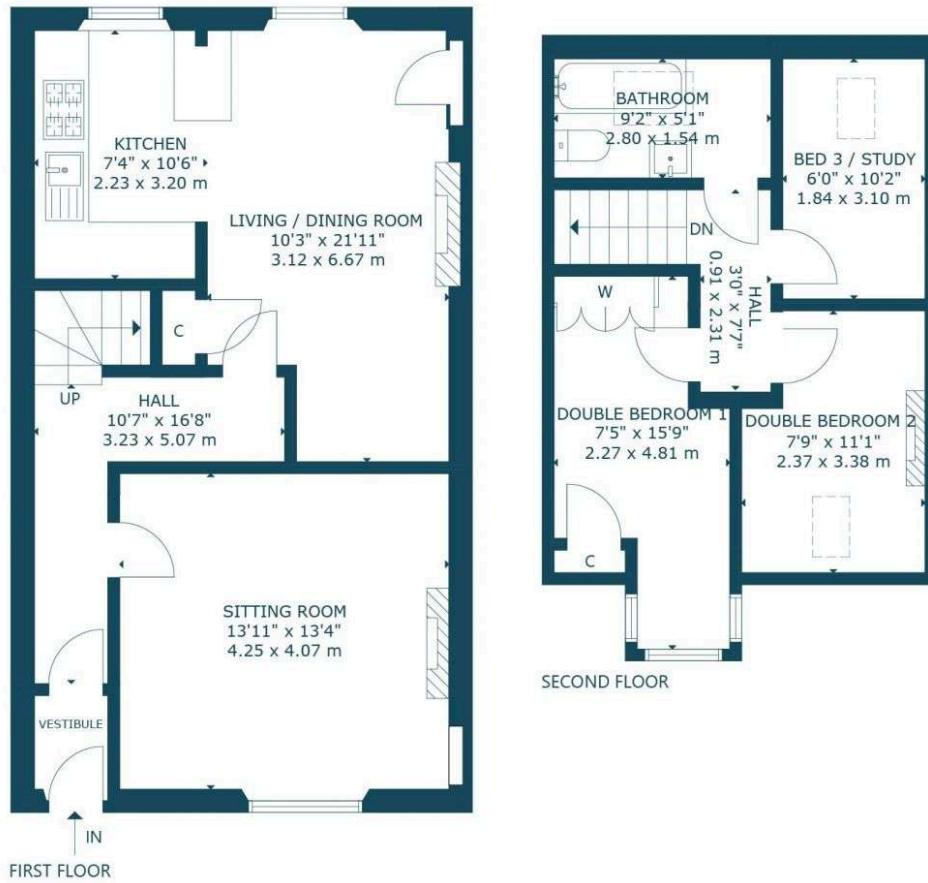
Highly regarded schools include Stockbridge Primary School and Broughton High School with private school options such as Edinburgh Academy and Fettes College. The city centre, with Waverley Railway Station and Edinburgh Bus Station is a short bus journey away.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and cooker, dishwasher and washing machine are included in the sale price. Other items may be available subject to separate negotiation.

**HOME REPORT VALUATION: £425,000**





23 HUGH MILLER PLACE, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 931 SQ FT / 86 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.