



# 11A/2 Leslie Place

Stockbridge, Edinburgh, EH4 1NF



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## Charming basement flat in the heart of sought-after Stockbridge

- Sitting/dining room & kitchen
- Spacious double bedroom
- 2nd bedroom
- 3-piece bathroom
- Period features - working shutters, wooden floors & doors
- Bright & well proportioned
- Excellent location close to amenities
- Permit parking
- Shared garden with secluded patio
- Gas central heating



Offers Over:

**£245,000**



B



C



Freehold

Further information can be found in the home report.

## 🏠 About the Property

Forming part of a handsome sandstone tenement, this spacious basement flat is ideally situated in the heart of the highly sought-after Stockbridge area. The property is perfectly positioned to enjoy an excellent selection of popular bars, cafés, restaurants, and independent boutiques, all within easy walking distance.

The accommodation offers a wonderful opportunity for first-time buyers, professionals, or investors, combining traditional character with a prime central location. Externally, the property further benefits from access to a shared garden with a secluded patio area.

### ⊕ Extras

To include all fitted flooring, curtains & curtain poles, blinds, fridge/freezer, oven, hob, cooker hood & washing machine.





## 📍 Location

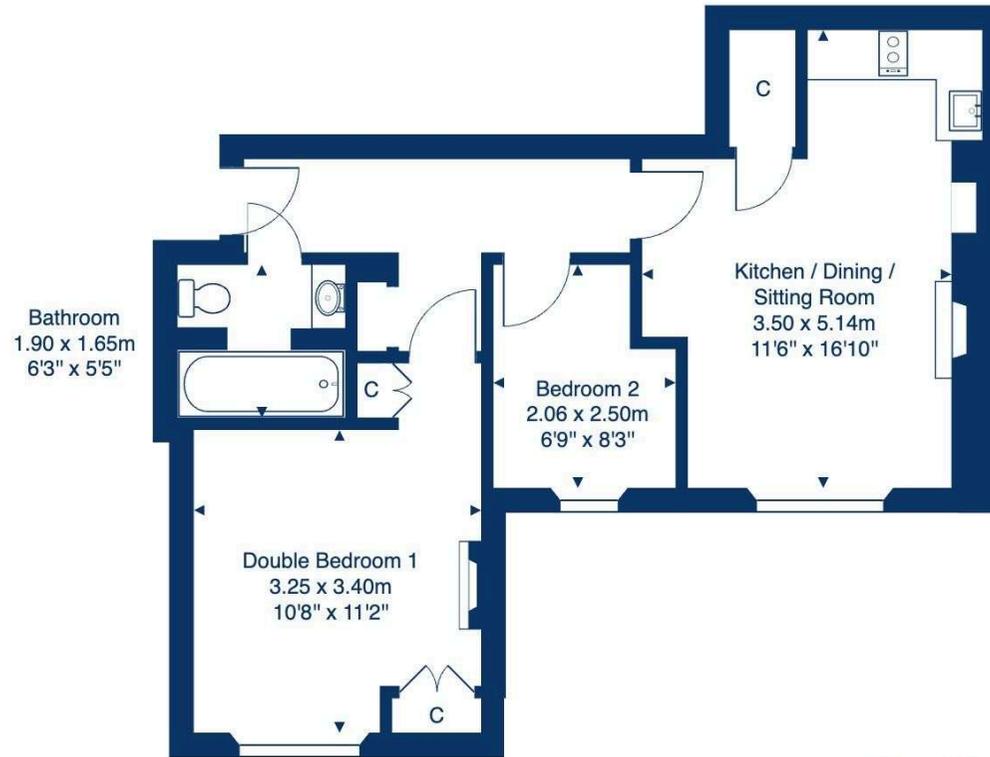
Stockbridge forms part of the New Town Conservation area, it is a highly desirable district and is situated a short walk from Edinburgh's city centre. Stockbridge itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops and boutiques. For larger shopping requirements there is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park. Additional shopping and commercial facilities are available in the city centre on Princes Street, George Street and St James Quarter. 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. Regular buses run to and from the city centre and surrounding areas. For commuters the City Bypass, Edinburgh Airport, the Forth Road Bridge/ Queensferry Crossing and main motorway networks are within easy reach and both Waverley and Haymarket train stations are within a convenient distance.





# Floor Plan

11A/2 Leslie Place, Edinburgh, EH4 1NF



Lower Ground Floor



Total Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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