



8/3 Raeburn Place, Edinburgh, EH4 1HN

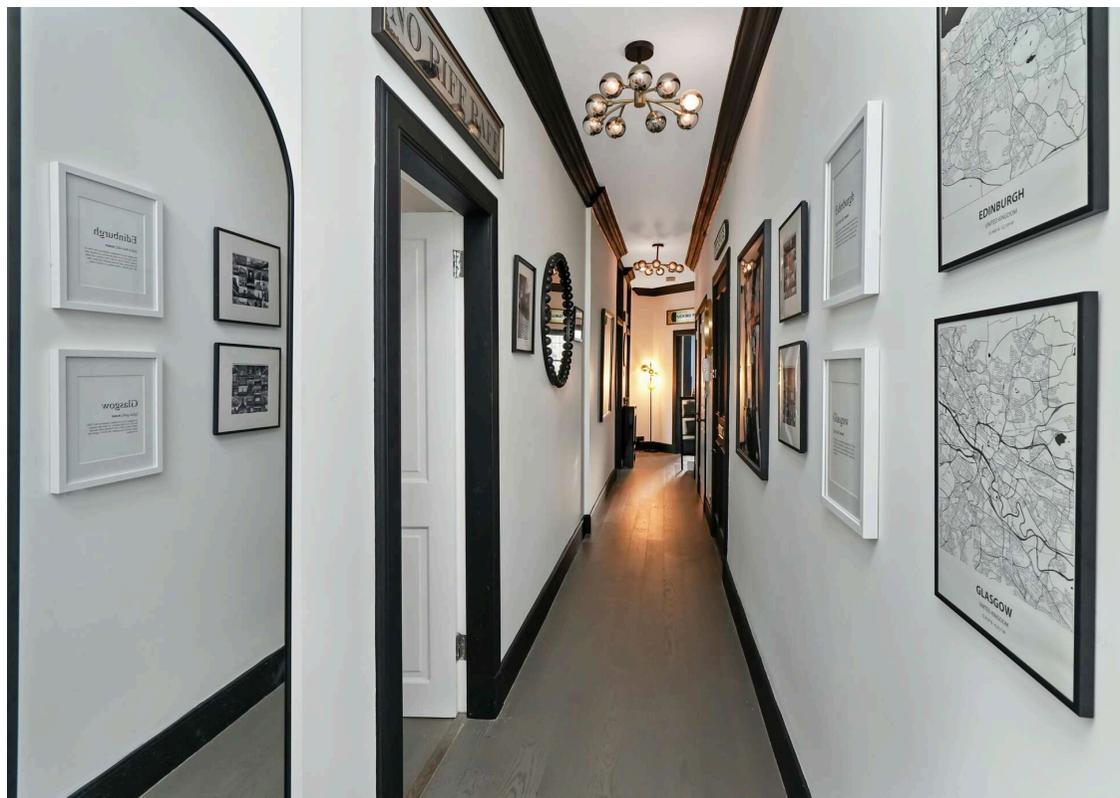
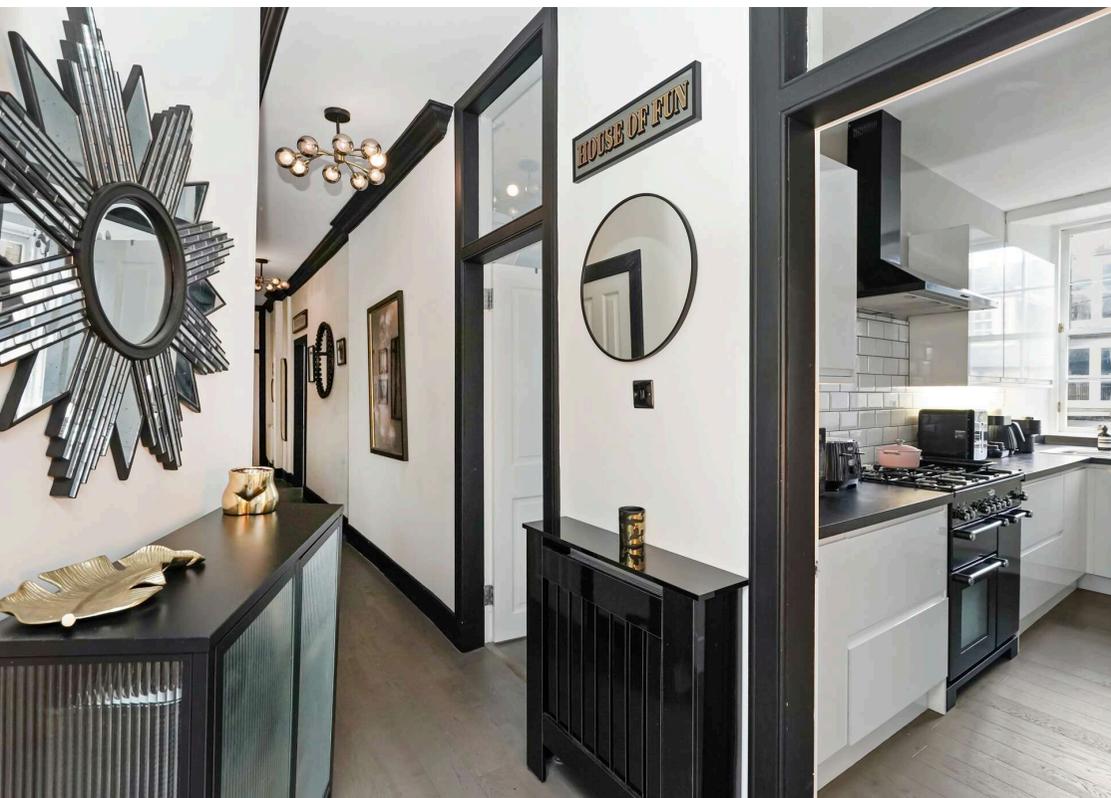


Welcome

Welcome to Raeburn Place, forming part of a traditional stone-built tenement in the heart of the highly desirable Stockbridge district of Edinburgh, this impressive second floor flat (top) offers generously proportioned accommodation, rich period character, and an enviable central location. Accessed via a secure entry system into a well-maintained communal stair, the property occupies a preferred second floor position and benefits from excellent natural light. This charming and spacious flat represents an ideal purchase for professionals, small families, first time buyers or investors and those seeking a prime central Edinburgh address. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with good storage and utility cupboard
- Loft space, lined and floored
- Bright and spacious living/dining room front facing
- Breakfasting kitchen
- Two double bedrooms
- Impressive bathroom comprising WC, wash hand basin, free standing bath and shower cubicle
- Gas central heating
- Sash and case windows with working shutters
- Secure entry system
- Shared courtyard to the rear
- Permit and metered parking







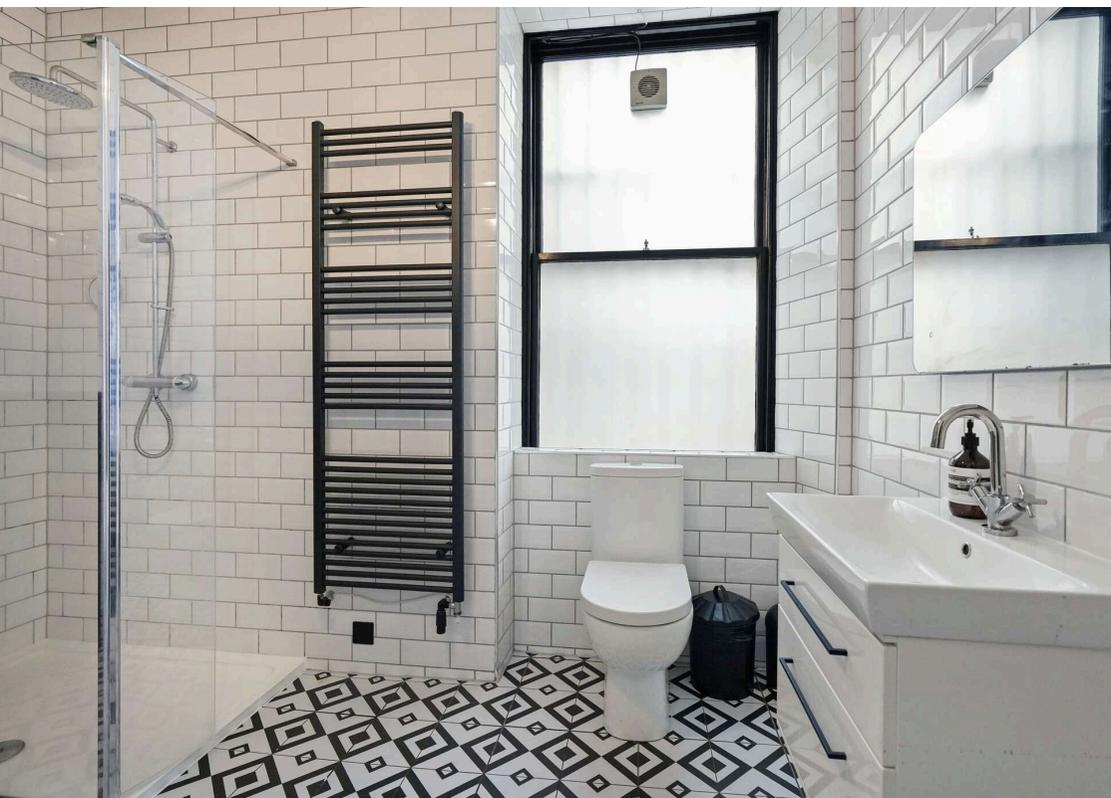
Stockbridge

Raeburn Place is a thriving thoroughfare in the heart of fashionable Stockbridge. This vibrant city centre location offers an abundance of local amenities including independent shops, cafes, bakeries, restaurants and bars as well as a health centre. There is a Waitrose supermarket and M&S Food within easy reach, with further supermarkets and popular retailers close by at Craigmile Retail Park. Local recreational facilities include the wide-open spaces of Inverleith Park, the Royal Botanic Gardens and the Grange Club's tennis, hockey, squash and cricket facilities as well as Gyms, yoga and pilates studios and Glenogle Swim Centre. The city centre is within walking distance, and a choice of cycling routes are also close at hand. Regular local bus services offer swift access into the city centre and surrounding areas.

Extras

Included in the sale is the range cooker, fridge/freezer, blinds were fitted and all fixtures & fittings.





Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

