



GILSON GRAY

LAW • PROPERTY • FINANCE



## 9 (PF2) LESLIE PLACE

Stockbridge, Edinburgh, EH4 1NF



1

Public Room



2

Bedrooms



1

Bathroom

# 9 (PF2) LESLIE PLACE

Welcome to a two-bedroom (plus box room) ground-floor flat which forms part of a traditional Victorian building within the New Town conservation area and thriving heart of prestigious Stockbridge. This beautiful property enjoys bright and airy rooms with attractive interior design, including a quality kitchen and bathroom. It offers the space and versatility for a range of lifestyles, and will be in high demand, especially given its fashionable location. Accessed via a secure telephone-entry system, the home's main entrance opens with a lovely invitation into a hall with elegant styling and four-panel wooden doors. It offers built-in storage and leads left into the living room. The hall's wood-toned floor continues here, coming paired with a neutral backdrop and a lively feature wall. This space is well proportioned for lounge furniture and it is brightly illuminated by a trio of windows. A focal-point fireplace and period cornicing add the final flourishes to the room. On the opposite side of the hall, the dining kitchen has a modern, monochrome-inspired aesthetic with white base cabinets alongside stone-inspired worktops and complementary décor. Wall-mounted cabinets in wood effect add a warm splash of colour, while neutral splashback panels allow for easy cleaning. It comes with a selection of integrated appliances and additional built-in storage.

Meanwhile, the two bedrooms are both spacious doubles with appealing décor and thick carpets. The principal bedroom (in light blue) has the advantage of a sizeable alcove which has been cleverly utilised as a walk-in wardrobe area, while the second bedroom (with neutral styling and an understated accent wall) benefits from a southeast-facing aspect and garden views. There is also a versatile study/box room which can be used as an office or creatively to suit your needs. Finishing the home is a modern three-piece bathroom, which is equipped with a towel radiator and an overhead rainfall shower. Externally, there is a large communal garden that is laid to lawn and carefully maintained, providing an outdoor space for summer socialising. It is fully enclosed, coming complete with a shared drying area and mature plants. Homeowners also have access to controlled permit parking (Zone 5), ensuring local residents have space to park.



**C**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A ground-floor flat in prestigious Stockbridge
- Part of a traditional Victorian building
- Set in the New Town conservation area
- Attractive interior design throughout
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Living room with a focal-point fireplace
- Modern, well-appointed dining kitchen
- Two spacious and airy double bedrooms
- Versatile study/box room for creative use
- Modern bathroom with overhead shower
- Large, well-maintained communal garden
- Controlled permit parking (Zone 5)





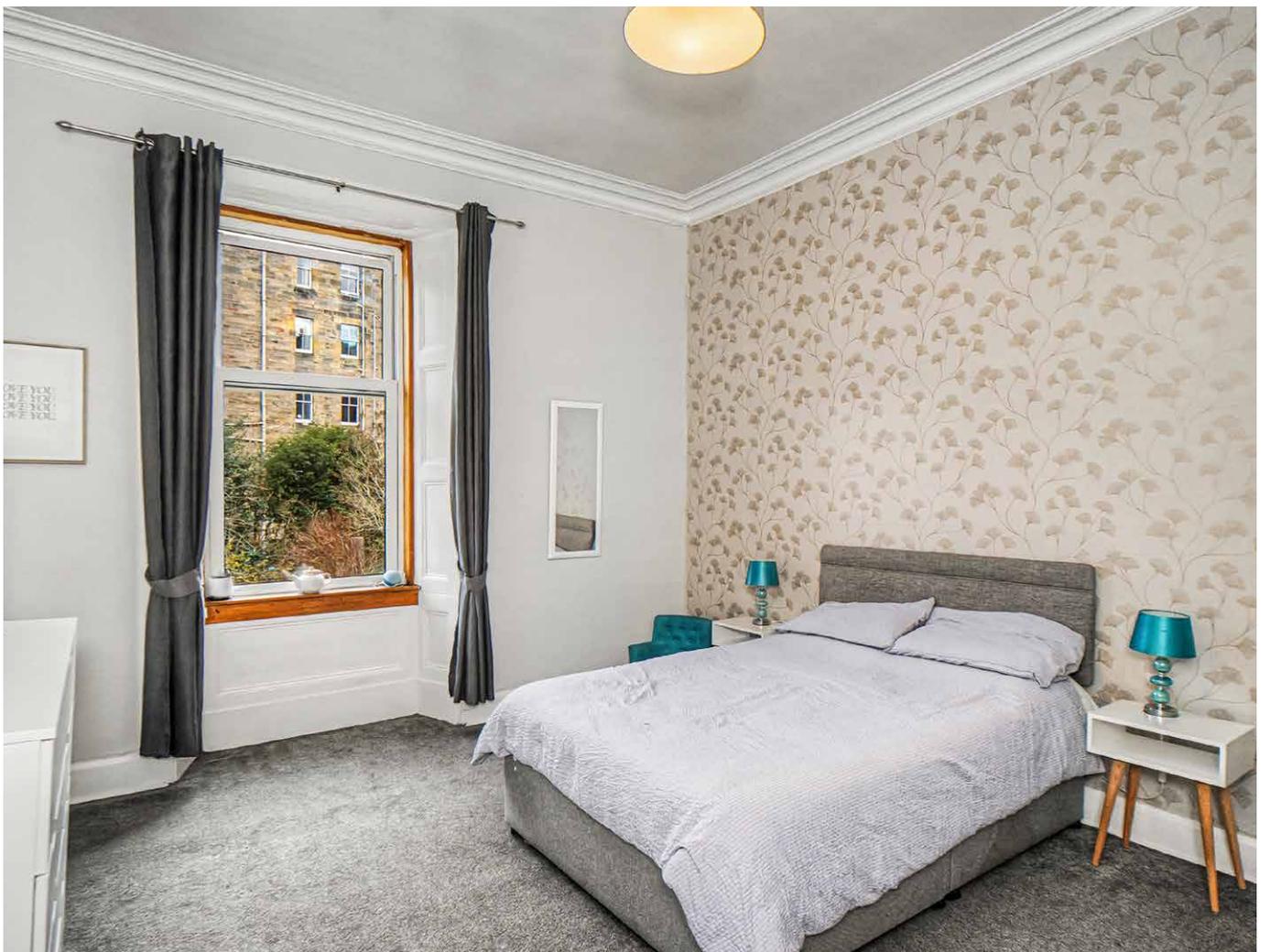


Extras: integrated appliances (oven, ceramic hob, and dishwasher), and a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.















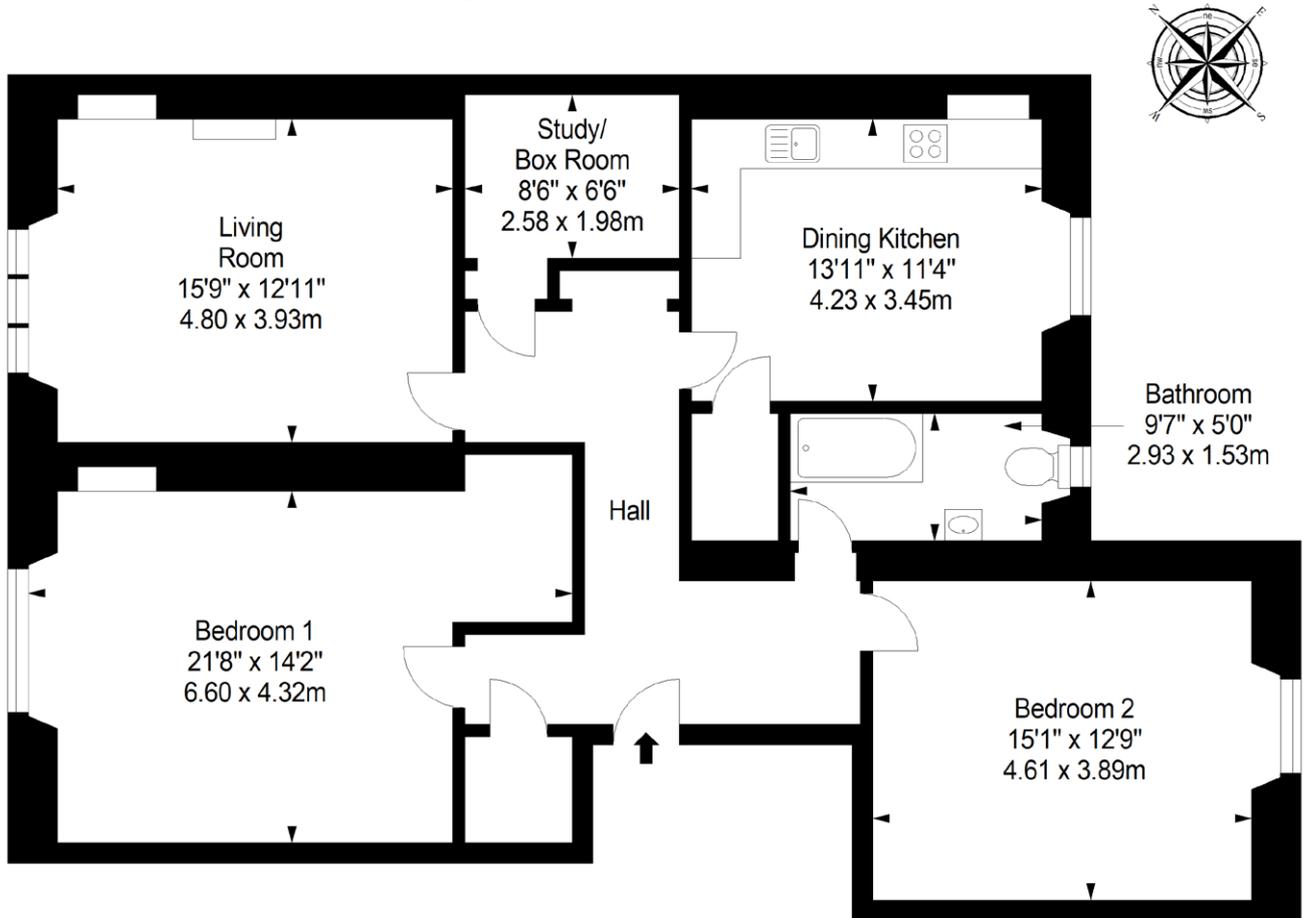
## STOCKBRIDGE, EDINBURGH

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsbury's and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.

# FLOORPLAN

## Ground Floor

Approx. 115.9 sq. metres (1247.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.5 sq. feet)



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