

3/10 St Bernards Row Stockbridge, Edinburgh, EH4 1HW

Description

Located in the highly sought after area of Stockbridge this delightful second floor flat forms part of an impressive modern development. The property benefits from all the amenities and attractions of Stockbridge on the doorstep. The interior of the property is bright and stylish and in excellent order throughout. The property benefits from a shared balcony, unallocated parking to the rear and lift access.

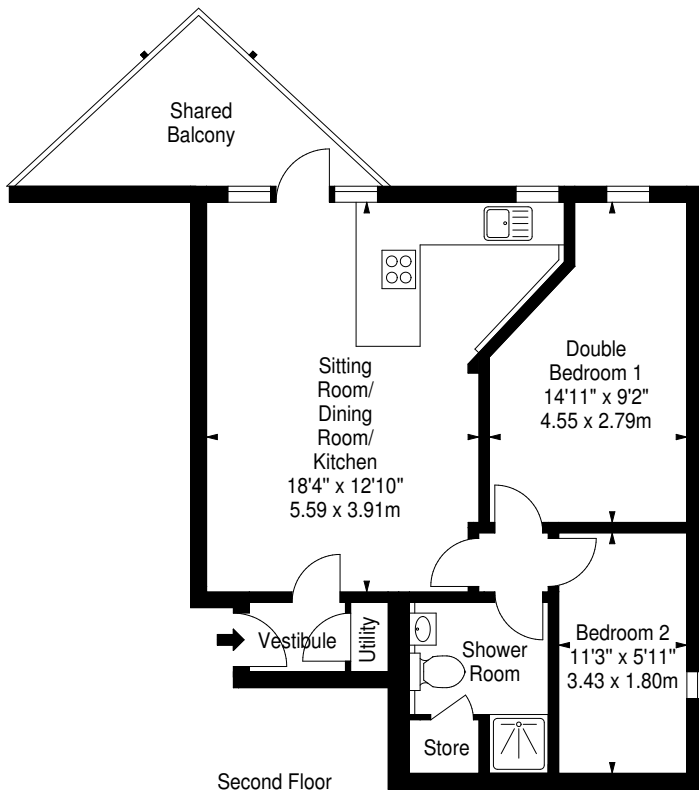
The accommodation comprises - hall with utility cupboard housing the washing machine; sitting/dining room open plan to the kitchen that is fitted with base and wall mounted units with a door leading out to a shared balcony; double bedroom 1; bedroom 2; and contemporary shower room with boiler cupboard.

“Superb, stylish 2 bedroom second floor flat in the heart of Stockbridge”

Location

Stockbridge is a highly desirable cosmopolitan area 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, delis and boutiques. In addition to the existing shops and bars the future development at Raeburn Place will offer additional retail opportunities and sporting facilities at the Edinburgh Academicals ground. Additional shopping and commercial facilities are available in the city centre on Princes Street and George Street. A further range of high street retailers are situated at Craighleith Shopping Park. 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.

Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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Garden

To the rear of the property is a shared balcony that is accessed off the sitting/dining room.

Parking

To the rear are two unallocated parking spaces that are available for resident parking.

Fixtures and Fittings

All curtains, blinds, curtain poles/rails, hob, oven, fridge and washing machine are included in the sale price. The shelving in the sitting/dining/kitchen is also included in the sale price.

Services

The property is heated by electric heating and there is double glazing. There is also a lift.

Management

The development is factored by Trinity Factors.

EPC Rating E

Home Report

The Home Report is available to be downloaded from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans 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 and no warranty is given as to their compliance with Regulations.

