



101B/10 St Stephen Street

Stockbridge, New Town, EH3 5AB

- Sought after central location
- Move-in condition
- Superb roof-top view
- 2 allocated parking spaces
- Lift access
- Sitting room
- Kitchen / breakfast room
- Master bedroom with ensuite shower room
- Double bedroom 2
- Bathroom

A delightful 2 bedroom fifth floor apartment with 2 allocated parking spaces and lift

Description

101b/10 St Stephen Street is a bright and contemporary 2 bedroom apartment, situated on the fifth floor of a modern development. The property is in move in condition and benefits from 2 allocated parking spaces in the secure underground garage. In addition, there is lift access and the apartment enjoys delightful rooftop views over northern New Town.

Location

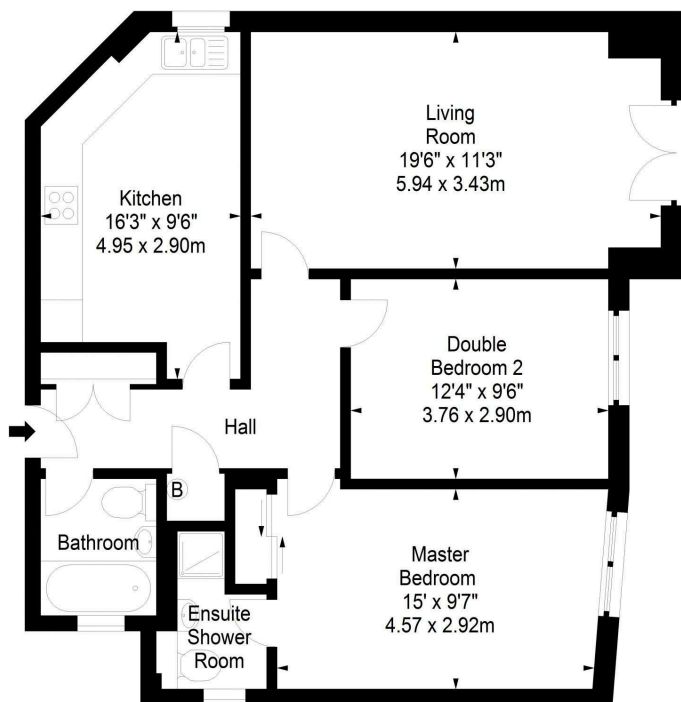
The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge.

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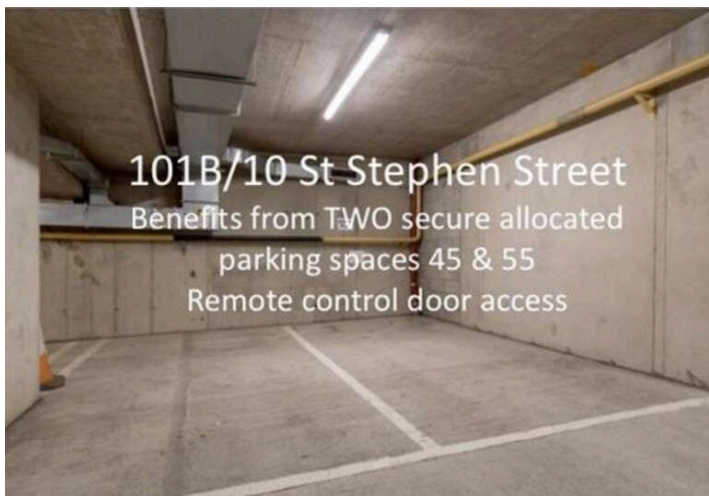
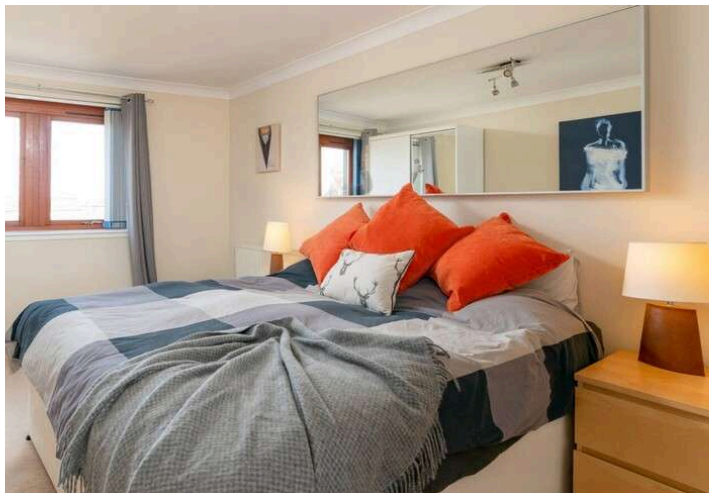
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0131 581 5700

Approx. Gross Internal Area
835 Sq Ft - 77.57 Sq M
For identification only. Not to scale.
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Fifth Floor



The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and the exclusive Multrees Walk. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations, York Place Tram terminus and St Andrew Square bus station are all easily accessible.

Fixtures and Fittings

All fitted floor coverings, fitted carpets, blinds, curtains, light fittings, hob, double oven, fridge / freezer, dishwasher and washing machine are included in the sales price. A number of the furnishings are included in the sale price

EPC Rating C

Home Report

The Home Report is available to download 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.

