



SIMPSON & MARWICK

3 Teviotdale Place

Stockbridge, EH3 5HY

simpsonmarwick.com

0131 581 5700



Charming 1 bedroom main door lower colony flat with lovely private garden

- Stylish sitting room with dining recess
- Fitted kitchen
- Spacious double bedroom
- Contemporary shower room
- Bright & well proportioned
- Walking distance of the a variety of amenities
- Highly sought after residential area
- Delightful private enclosed garden
- Permit parking
- Gas central heating

Description

Located on a peaceful, no through road, 3 Teviotdale Place is a delightful one bedroom main door lower colony flat in the ever popular and charming Colonies area of Stockbridge. All the amenities of Stockbridge are within close walking distance and the City Centre is also easily accessible on foot.

The property offers bright, well proportioned accommodation and a delightful private garden to the front.

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. 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.

Garden

To the front of the property is a lovely private enclosed garden that is mainly laid to lawn with some raised borders.

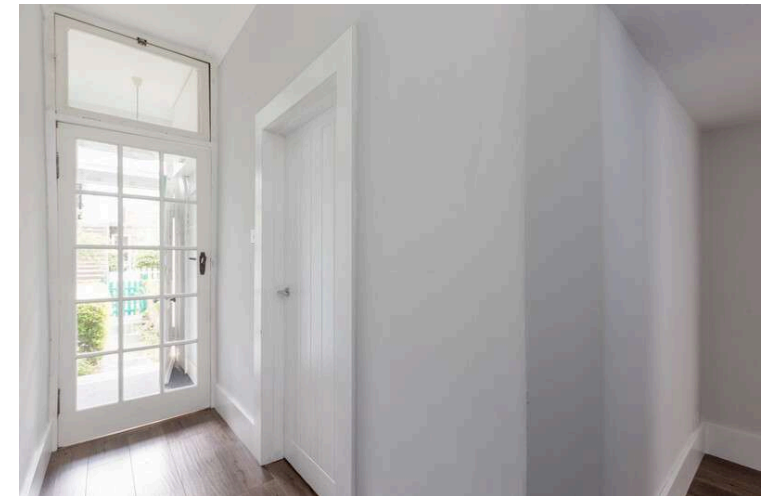
Fixtures and Fittings

All fitted floor coverings, curtain poles, blinds, light fittings, cooker, fridge/freezer and washing machine are included in the sale price.

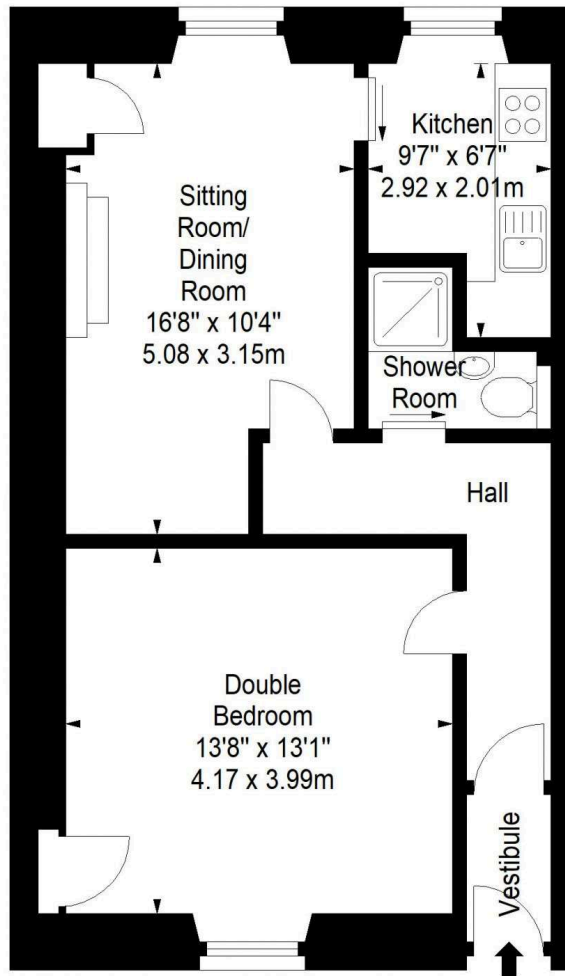
EPC Rating C

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.



Approx. Gross Internal Area
543 Sq Ft - 50.44 Sq M
For identification only. Not to scale.
© SquareFoot 2021



Ground Floor

