

20/3 St. Stephen Place

STOCKBRIDGE, EDINBURGH, EH3 5AJ



*Spacious One-Bedroom Flat In
Edinburgh's Popular Area of Stockbridge*



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McEwan Fraser Legal is delighted to present this one-bedroom spacious first-floor flat situated in the highly sought-after area of Stockbridge.

THE KITCHEN /LIVING ROOM



Inside, the property comprises of:

- The kitchen/living room offers an excellent opportunity for open-plan living. Whilst the space would benefit from modernisation the living space is bright and generously proportioned.





- There is a three-piece bathroom suite which is situated off the hallway in the property and is neat yet functional.

THE BATHROOM



THE BEDROOM



- The bedroom is rear-facing which makes for a peaceful space and much like the kitchen living room this space would benefit from upgrading yet offers ample space for home office space and storage.

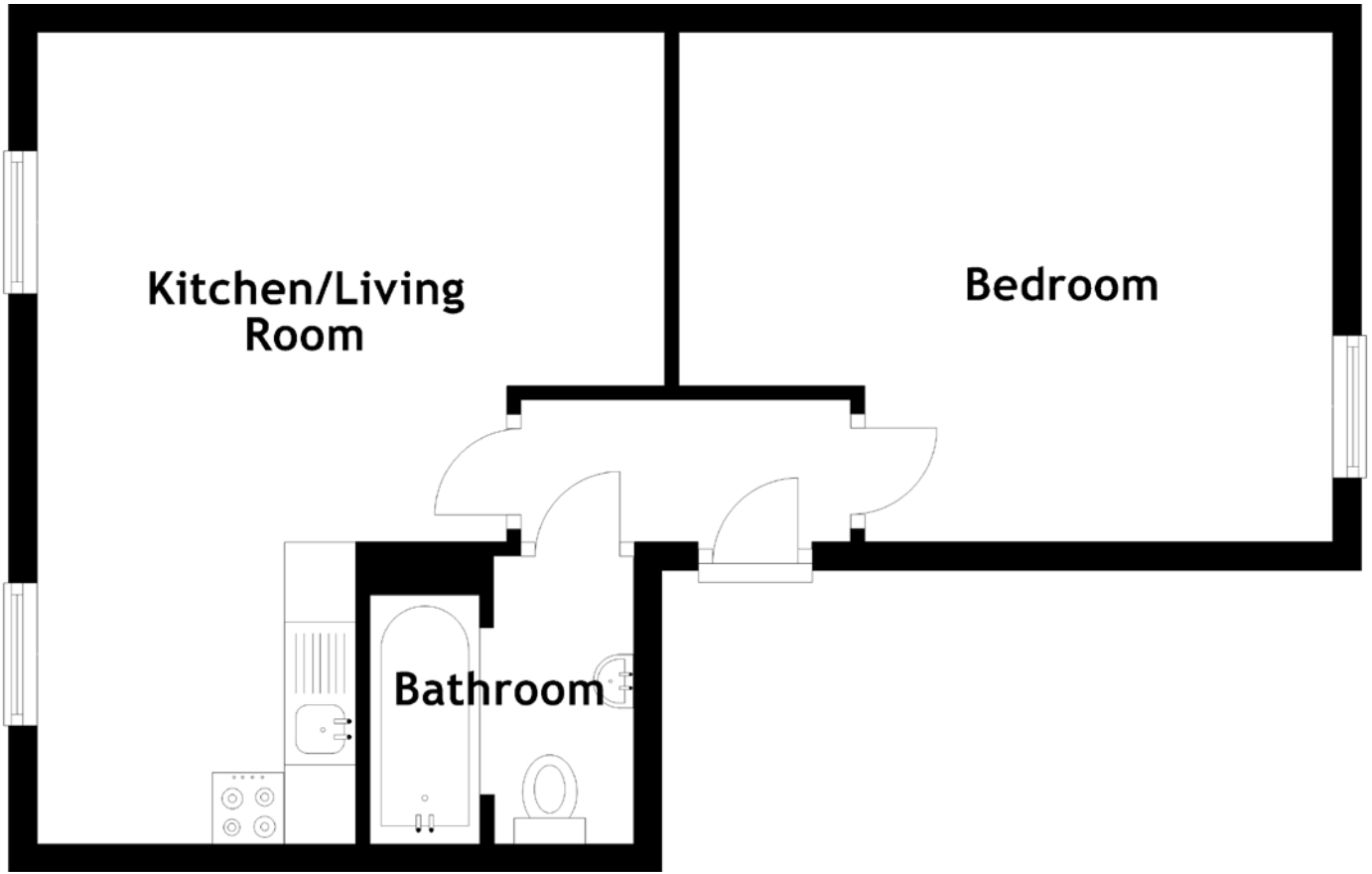


This property is situated in this excellent location with amenities on your doorstep and is a rare find in the area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

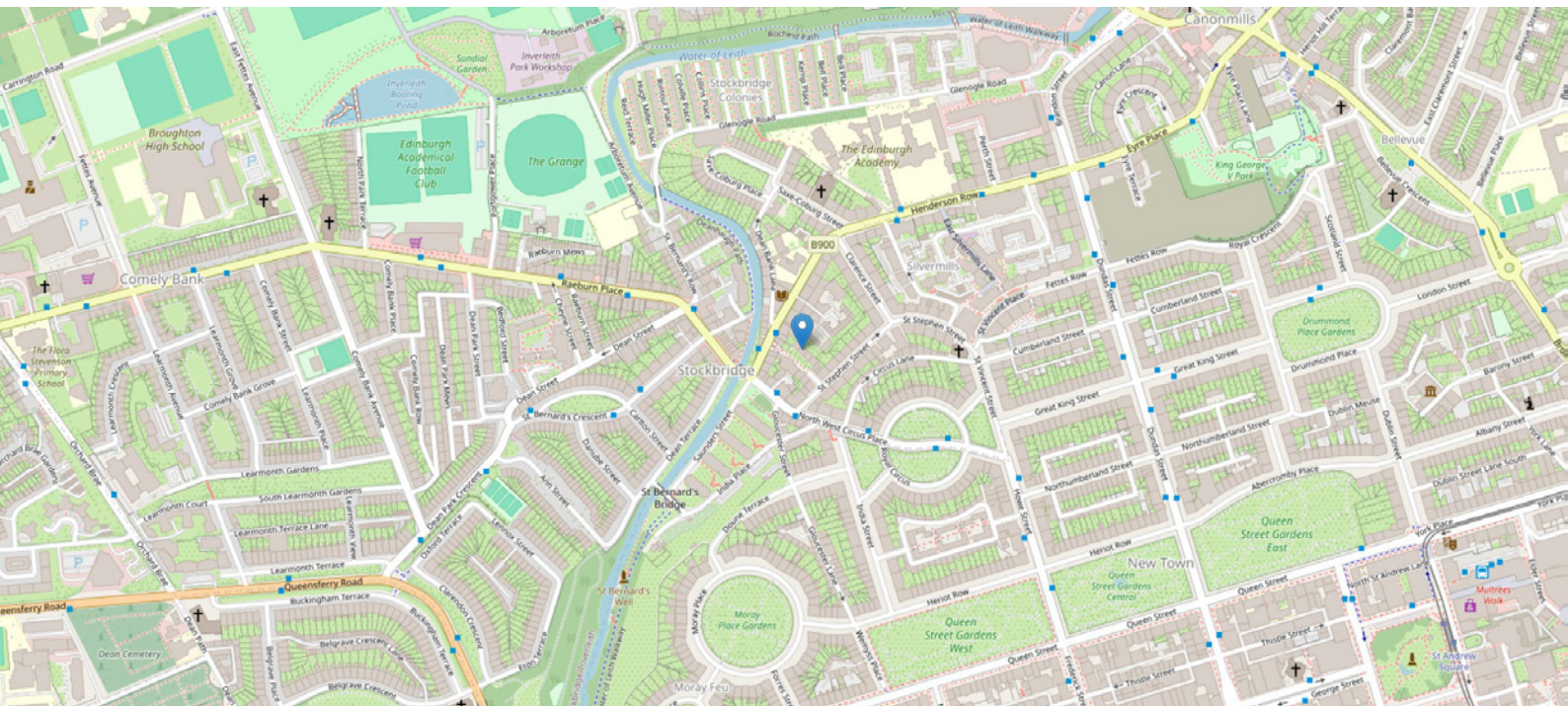


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.69m (18'8") x 4.82m (15'10")
Bedroom 4.59m (15'1") x 3.57m (11'9")
Bathroom 2.03m (6'8") x 1.85m (6'1")

Gross internal floor area (m²): 45m²

EPC Rating: E



THE LOCATION

Many would consider Stockbridge/Comely Bank to be one of the city's best-served suburban shopping centres. As well as all the normal shopping facilities, the area provides some of the most unusual shopping opportunities as well as a wide choice of banking, building society and post office services. The Waitrose superstore at the far side of Comely Bank alone sets out to satisfy most families' normal daily requirements but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Stockbridge, Princes Street is often less than five minutes away.





No part of Stockbridge is more than three-quarters of a mile from Princes Street and for the energetic, this is a relatively easy walk, albeit uphill on the way there. Throughout the area are a number of interesting restaurants and bars. Once the novelty of these has been exhausted, it is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End.

This is the site of the Usher Hall, the Lyceum and Traverse Theatres as well as a number of cinemas including the Film House. For those who prefer their recreational facilities to be in the open air, Inverleith Park is within very easy reach whilst the Royal Botanic Gardens lies adjacent.

Nearby are Princes Street Gardens whilst from Warriston, the routes of a number of Edinburgh's old railway lines radiate out to provide fascinating and almost country-like walks throughout unvisited parts of the city.

All things considered, Stockbridge is a residential district of considerable appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre.



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