

49/1 Patriothall

STOCKBRIDGE, EDINBURGH, EH3 5AY



Stylish two-bedroom ground-floor apartment within a secure gated development in the heart of Stockbridge



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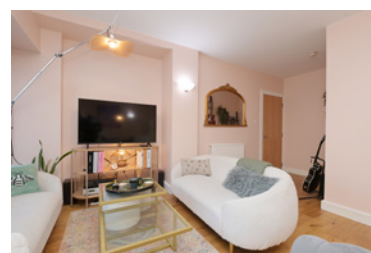


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McEwan Fraser Legal is delighted to present 49/1 Patriothall, a stylish and generously proportioned two-bedroom ground-floor apartment forming part of a converted former warehouse within a secure, gated development in the heart of Edinburgh's fashionable Stockbridge district. The property is tastefully presented throughout and offers an excellent blend of contemporary living space and character, making it an ideal home for professionals, downsizers, or investors seeking a prime city location. Further enhancing its appeal, the apartment benefits from an allocated parking space within the underground garage, a valuable feature in this highly desirable area.

THE LIVING/DINING ROOM



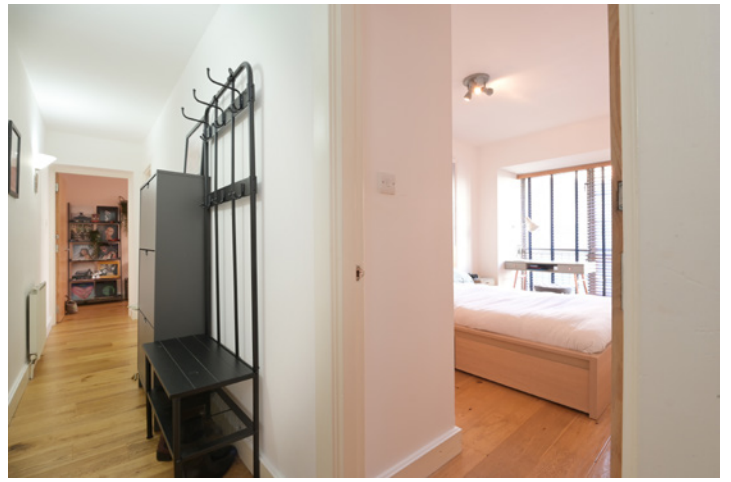
The accommodation is centred around a bright and spacious open-plan living room, dining area, and kitchen, creating a sociable living environment that is perfectly suited to both everyday living and entertaining.

THE KITCHEN



The kitchen is well arranged and integrates seamlessly with the living space, while large windows ensure an abundance of natural light throughout the day.





The principal bedroom is a comfortable and well-proportioned double room and benefits from a modern en-suite shower room. A second double bedroom offers flexible accommodation and could easily serve as a guest bedroom, home office, or study if required. The main bathroom is well-appointed and finished in a contemporary style.

Additional benefits include good storage throughout, gas central heating, and double glazing, ensuring the property remains warm and efficient all year round.

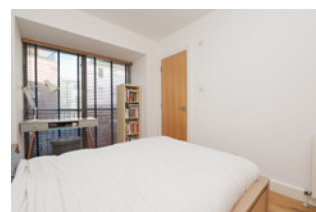
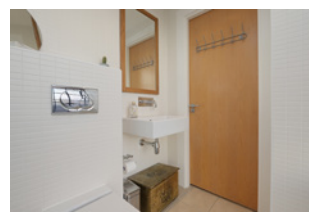
THE BATHROOM



BEDROOM 1



a comfortable and well-proportioned double room and benefits from a modern en-suite shower room



BEDROOM 2

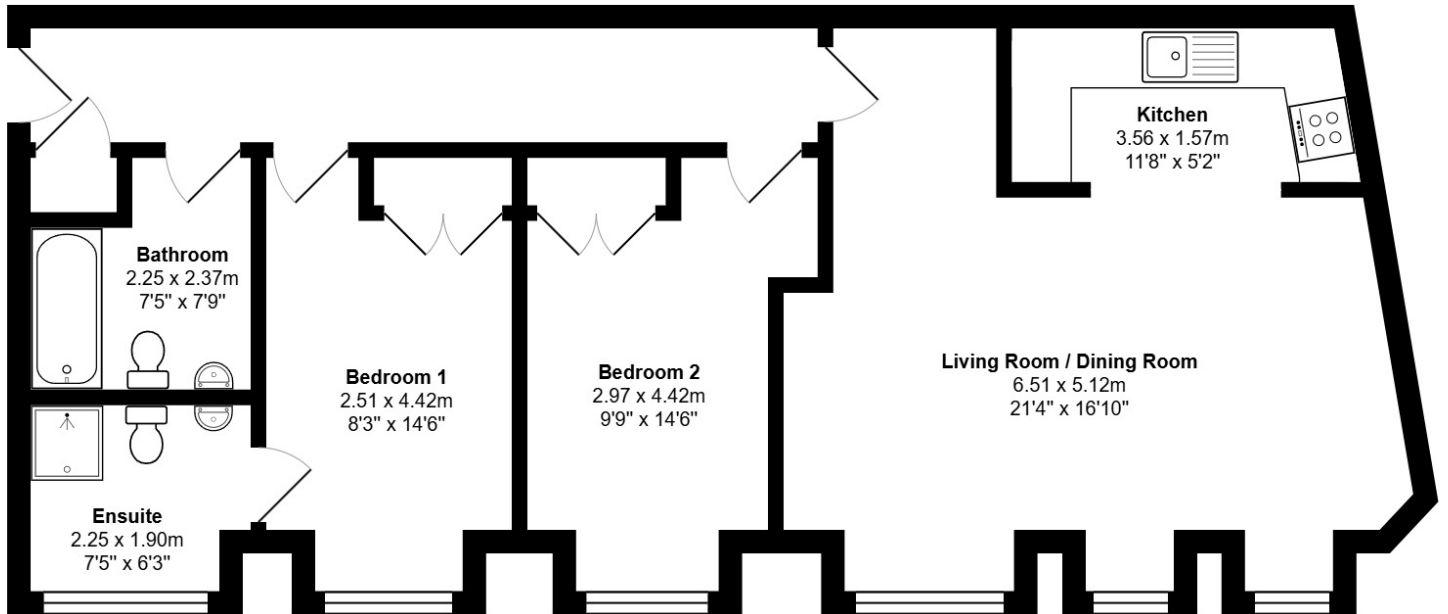


Externally, the development is well-maintained and secure, with residents enjoying the convenience of an allocated parking space within the underground garage. The apartment is ideally located for the superb local amenities of Stockbridge, with its excellent selection of independent shops, cafés, restaurants, and bars, while Edinburgh's city centre is easily accessible on foot or by public transport.

EXTERNALS

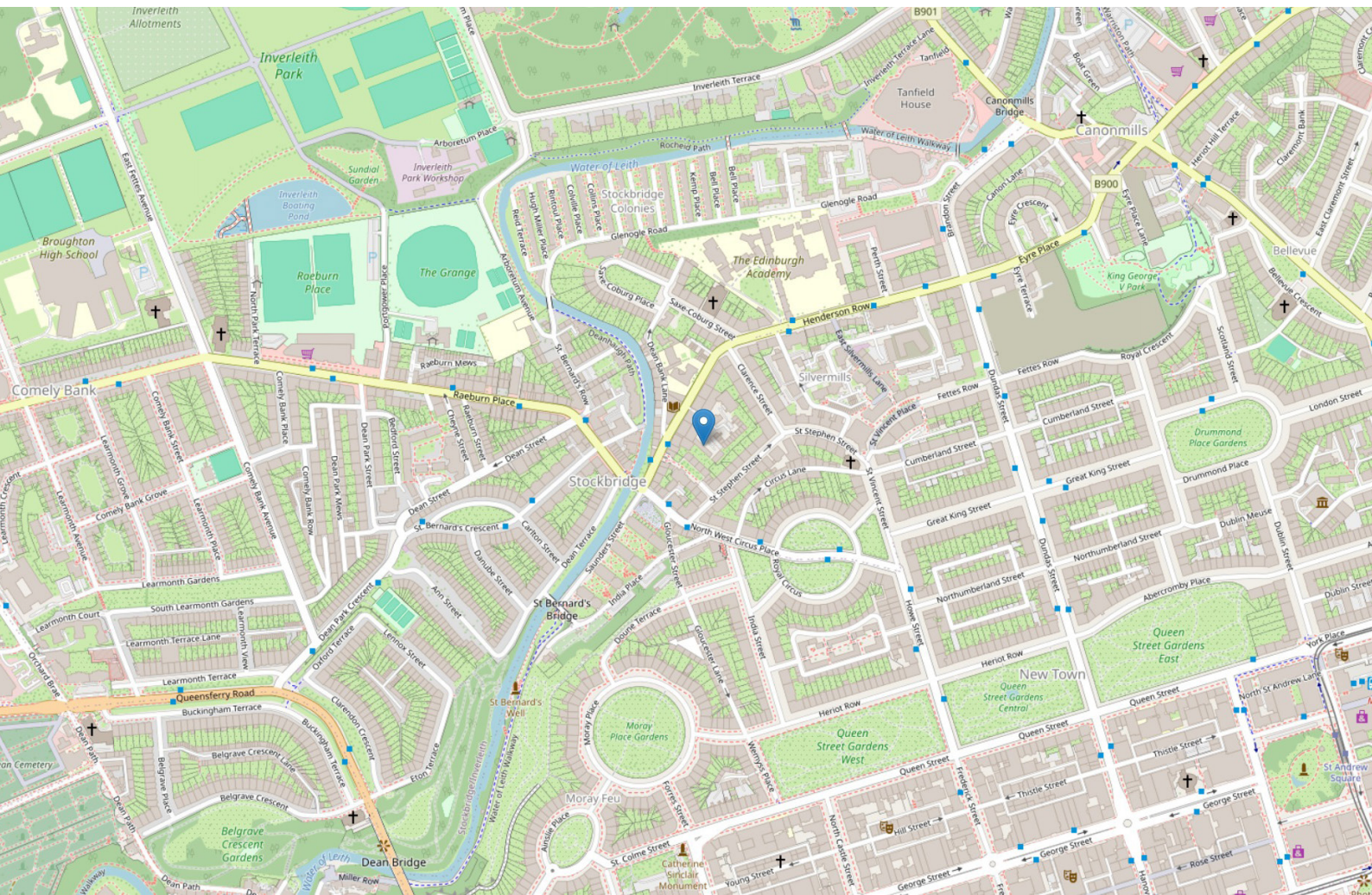


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: D



THE LOCATION

Patriohall lies within the heart of the highly sought-after area of Stockbridge, one of Edinburgh's most desirable and fashionable residential districts. Renowned for its unique village atmosphere, Stockbridge combines historic charm with an exceptional range of local amenities, making it an extremely popular location for professionals, families and downsizers alike.





The area offers an outstanding selection of independent boutiques, artisan food shops, cafés, bars and restaurants centred around Raeburn Place and St Stephen Street, along with the popular weekly Stockbridge Market. Residents also benefit from convenient everyday amenities including supermarkets, speciality stores and a variety of leisure facilities. Inverleith Park and the Royal Botanic Garden Edinburgh are both within easy reach, while picturesque walks can be enjoyed along the Water of Leith walkway.

Despite its peaceful village character, Stockbridge is located just a short distance from the heart of the city and offers excellent access to Edinburgh’s city centre, with Princes Street and the West End easily reached on foot or via regular public transport links. This convenient location allows residents to enjoy the best of both worlds: a vibrant neighbourhood atmosphere alongside easy access to the capital’s financial, commercial and cultural hubs.

Overall, Stockbridge continues to rank among Edinburgh’s most sought-after areas thanks to its blend of characterful architecture, strong community feel and exceptional local amenities, all within close proximity to the city centre.



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