

# 142/12 St Stephen Street

STOCKBRIDGE, EDINBURGH, EH3 5AA



*STYLISH STOCKBRIDGE TENEMENT FLAT WITH PERIOD CHARM, OPEN PLAN LIVING AND BOX ROOM FLEXIBILITY*



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McEwan Fraser Legal is delighted to present this beautifully styled one-bedroom second-floor flat, forming part of a traditional tenement in the highly sought-after area of Stockbridge. Finished to an exceptional standard, the property is in true move-in condition and offers a superb blend of period charm and contemporary design.

The accommodation is thoughtfully laid out, with a stunning open-plan kitchen and living room creating a bright and sociable space, ideal for both relaxing and entertaining. The interior has been carefully designed and tastefully decorated throughout, showcasing a range of impressive period features that add character and elegance.

## The Property

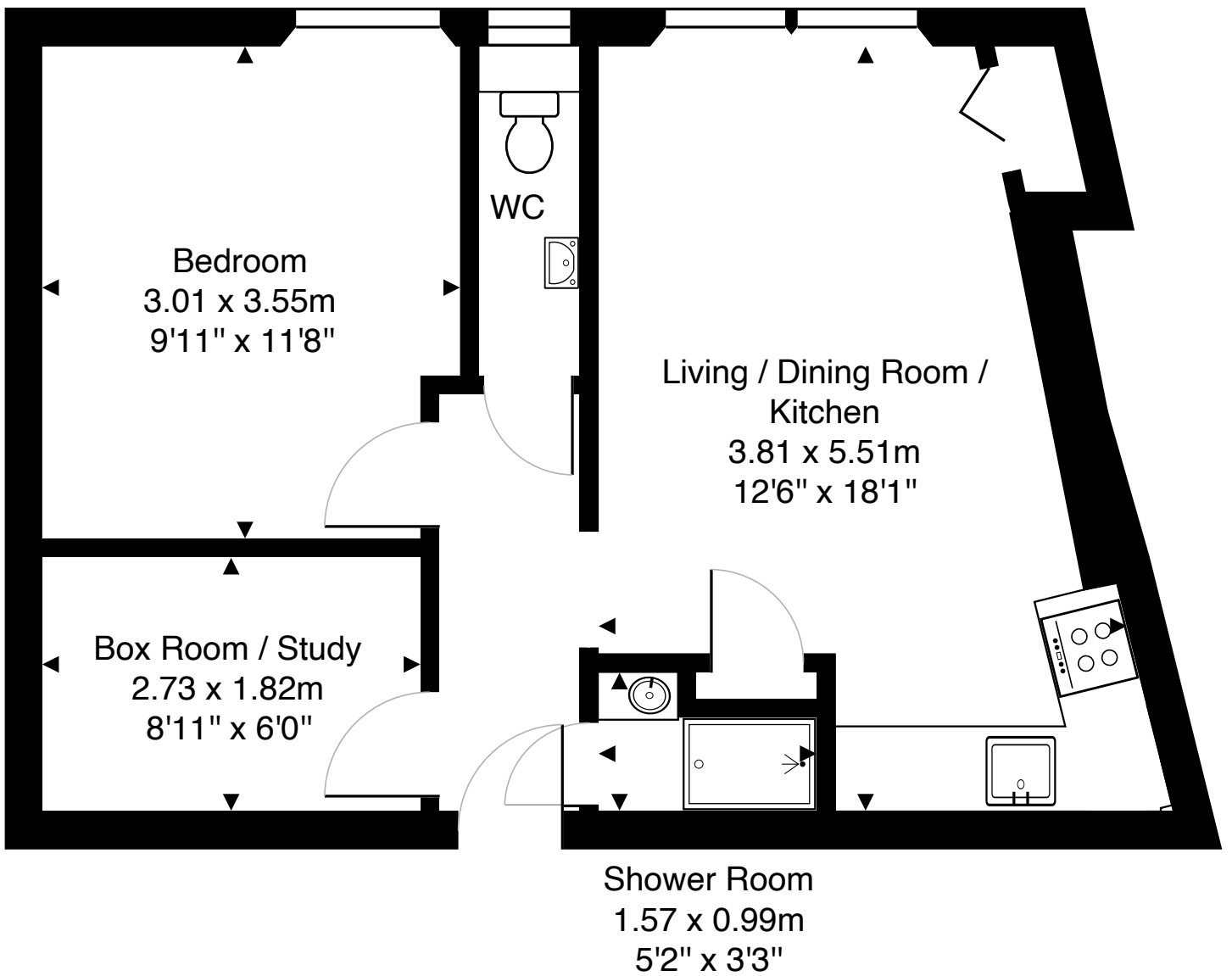


The spacious double bedroom provides a comfortable retreat, while the property further benefits from a stylish shower room and a separate WC for added convenience. A useful box room offers excellent flexibility and can be utilised as a home office, dressing room or occasional guest space. Additional benefits include electric underfloor and gas central heating, ensuring comfort and energy efficiency all year round.









Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: C



Located in the heart of Stockbridge, with its vibrant mix of independent shops, cafés and green spaces, this outstanding property offers an exceptional lifestyle opportunity in one of Edinburgh's most desirable areas. Early viewing is highly recommended.







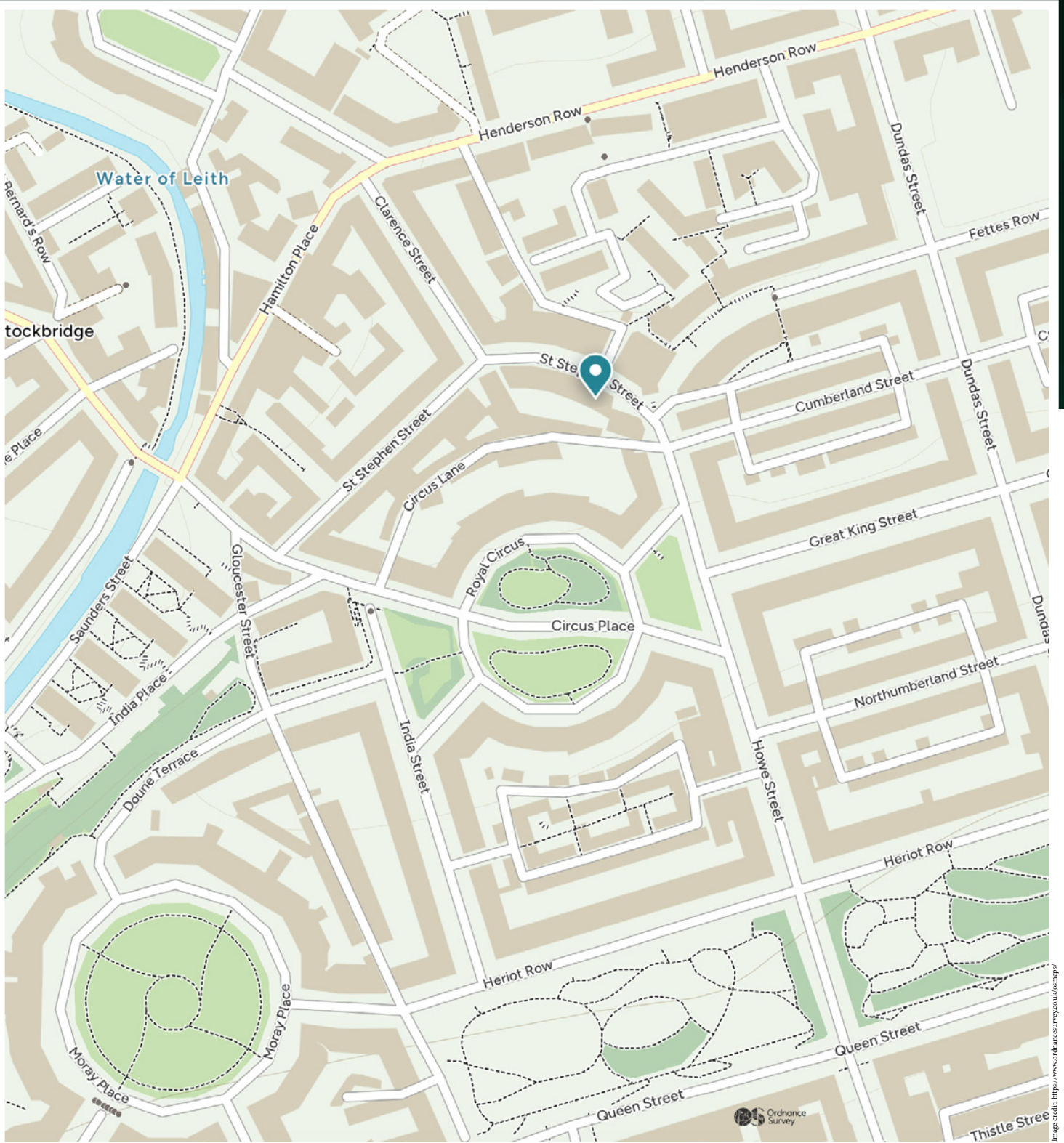
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Renowned for its unique village atmosphere, Stockbridge combines historic charm with exceptional local amenities, making it a popular choice for professionals, families, and downsizers. The area boasts an outstanding selection of independent boutiques, artisan food shops, cafés, bars, and restaurants centred around Raeburn Place and St Stephen Street, along with the weekly Stockbridge Market. Residents also enjoy convenient everyday amenities, including supermarkets and leisure facilities. Inverleith Park and the Royal Botanic Garden are within easy reach, and 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 city centre. Princes Street and the West End are easily reached on foot or via regular public transport. This allows residents to enjoy a vibrant neighbourhood atmosphere alongside easy access to Edinburgh's financial, commercial, and cultural hubs. Overall, Stockbridge remains one of Edinburgh's most sought-after areas, thanks to its characterful architecture, strong community feel, and superb amenities, all within close proximity to the city centre.

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## The Location



# McEwan Fraser Legal

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