

22 Collins Place

STOCKBRIDGE, EDINBURGH, EH3 5JD



*Immaculately refurbished double upper flat
in the heart of Stockbridge, blending classic
charm with modern luxury*



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Nestled in the heart of Stockbridge, this stunning double-upper two-bedroom flat on Collins Place offers an exceptional living experience. Recently refurbished to the highest standards, this property is brought to the market in immaculate condition, making it the perfect choice for a new home or a lucrative investment opportunity.

THE LIVING ROOM



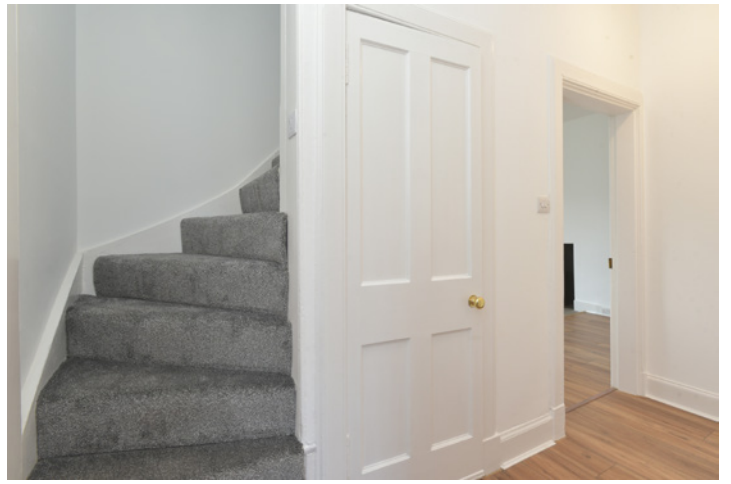
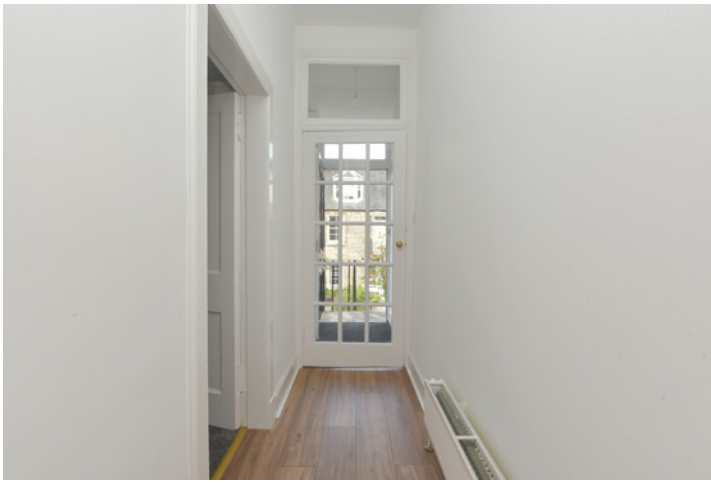
As you step into the flat, you are greeted by a bright and welcoming entrance hallway, setting the tone for the elegance that permeates throughout the property. To your right, the spacious living room invites you in with its charming open fire and lofty ceilings, creating a warm and inviting atmosphere ideal for relaxing or entertaining.

THE KITCHEN/DINER



Continuing down the corridor, you'll discover the beautifully designed open kitchen and dining area. This space, featuring a sleek and contemporary finish, is fitted with top-of-the-line appliances, including a Belfast sink, a Britannia Range cooker, a fridge/freezer, and a dishwasher. The open layout allows for flexibility, whether you wish to use it as a dining area or as an additional living space, offering both comfort and functionality.





Upstairs, the property boasts a generously sized principal bedroom, providing a serene retreat, along with a second smaller bedroom that could serve as a guest room or home office. The three-piece bathroom suite is elegantly appointed, offering a peaceful space for relaxation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



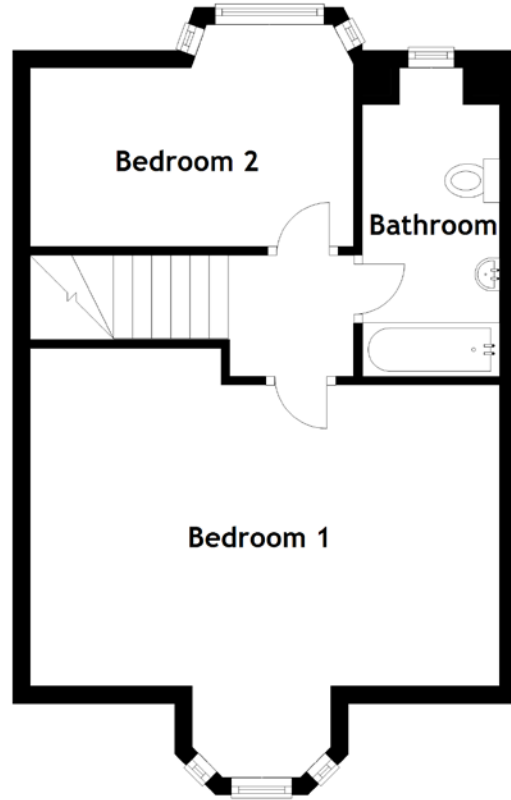
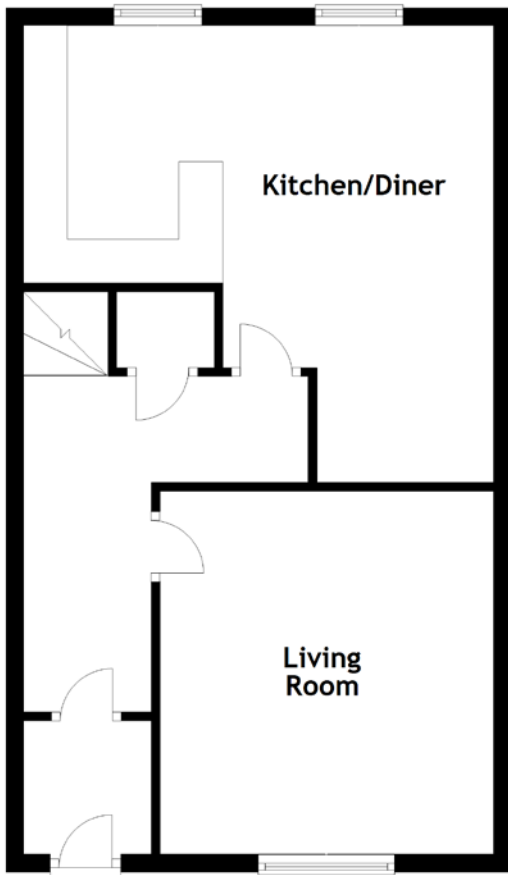
Externally, the property benefits from a private garden to the front, perfect for enjoying a morning coffee or tending to your plants. Additionally, street parking is available, ensuring convenience in this sought-after location.

This exquisite property on Collins Place is a rare find in the Stockbridge area, offering a blend of modern living with classic charm. Whether you're looking for a comfortable home or a savvy investment, this flat is sure to exceed your expectations.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.14m (13'7") x 3.80m (12'6")
 Kitchen/Diner 5.35m (17'7") x 5.21m (17'1")
 Bathroom 3.10m (10'2") x 1.76m (5'9")

Bedroom 1 5.68m (18'8") x 4.47m (14'8")
 Bedroom 2 3.92m (12'10") x 2.53m (8'4")

Gross internal floor area (m²): 89m²
 EPC Rating: D



THE LOCATION

6 Kessock Road is located in the upper part of Buckie, a small fishing town on the renowned Moray Firth Coastline. Just a short drive and you have a choice of pebbled or sandy beaches and rugged coastline where abundant wildlife can be seen from seals, dolphins, and numerous species of birds that frequent the Moray Coast. Buckie is a busy little town with a working harbour and marina, it boasts multiple leisure facilities including a leisure centre with a swimming pool, two 18-hole links golf courses, and two outside bowling greens.





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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