

2/3 Glenogle Road

EDINBURGH, EH3 5HW



*SPACIOUS ONE-BEDROOM FLAT IN
EDINBURGH'S POPULAR STOCKBRIDGE AREA*



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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom first-floor flat in one of Edinburgh's most sought-after areas of Stockbridge.

A spacious living area which is generously proportioned and would easily accommodate various dining and living room furniture. The fully equipped kitchen is accessed from the hallway and is generously proportioned and well-maintained. The kitchen has a fitted hob and fan oven with free-standing white goods.

The bedroom is a generous double with built-in wardrobes whilst offers plenty space for additional free-standing storage. The bathroom is fitted with a white three-piece bathroom suite with a shower over the bath. The bathroom is modern and fresh.

In addition to this the flat benefits from an allocated parking space and also on-street pay and display parking. The property would be an excellent first-time buy in this great location or a great investment.





The Kitchen



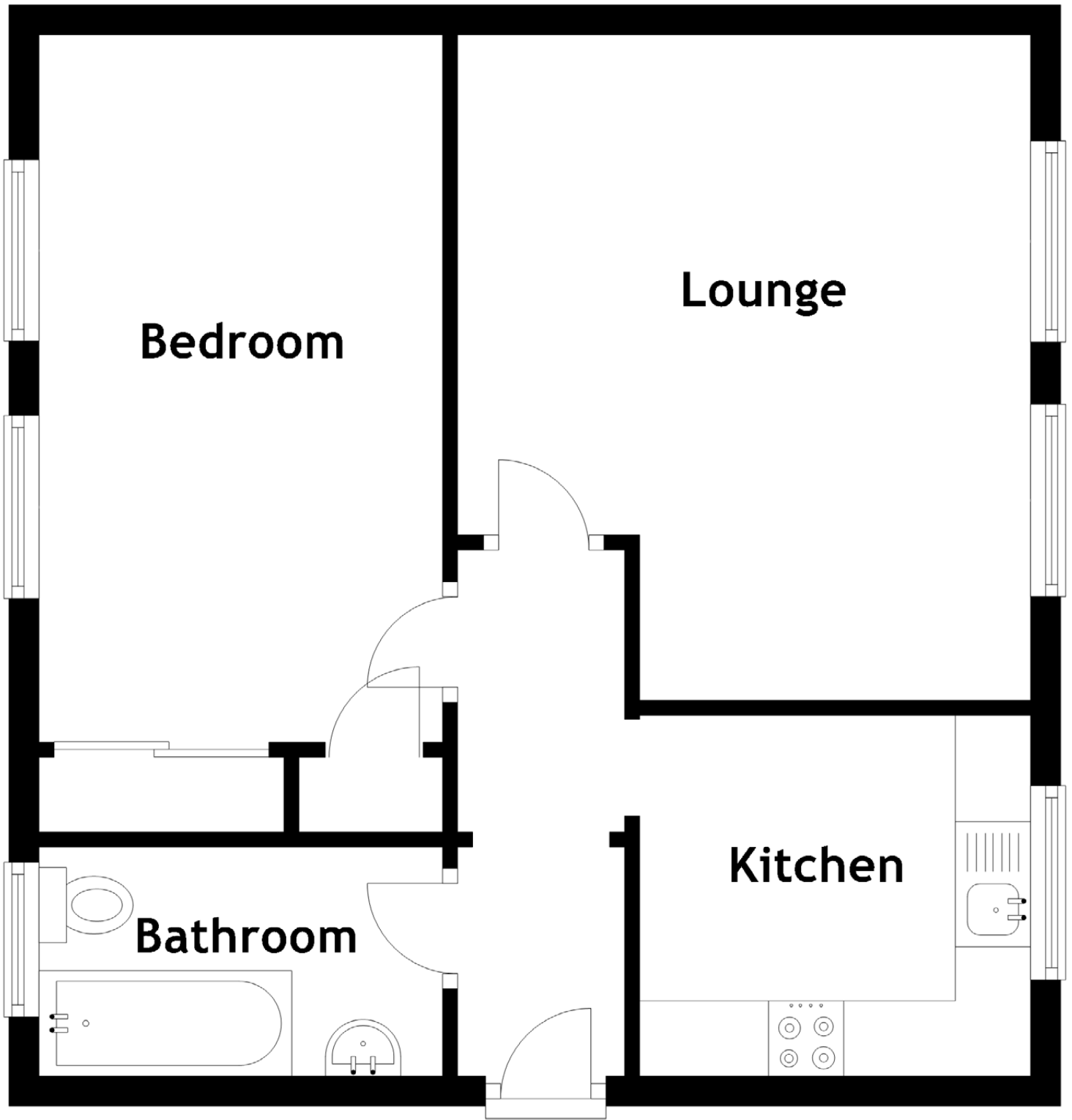


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The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.42m (14'6") x 3.81m (12'6")	Gross internal floor area (m ²): TBCm ²
Kitchen	2.60m (8'6") x 2.40m (7'10")	EPC Rating: TBC
Bedroom	4.70m (15'5") x 2.68m (8'10")	
Bathroom	2.68m (8'10") x 1.52m (5')	

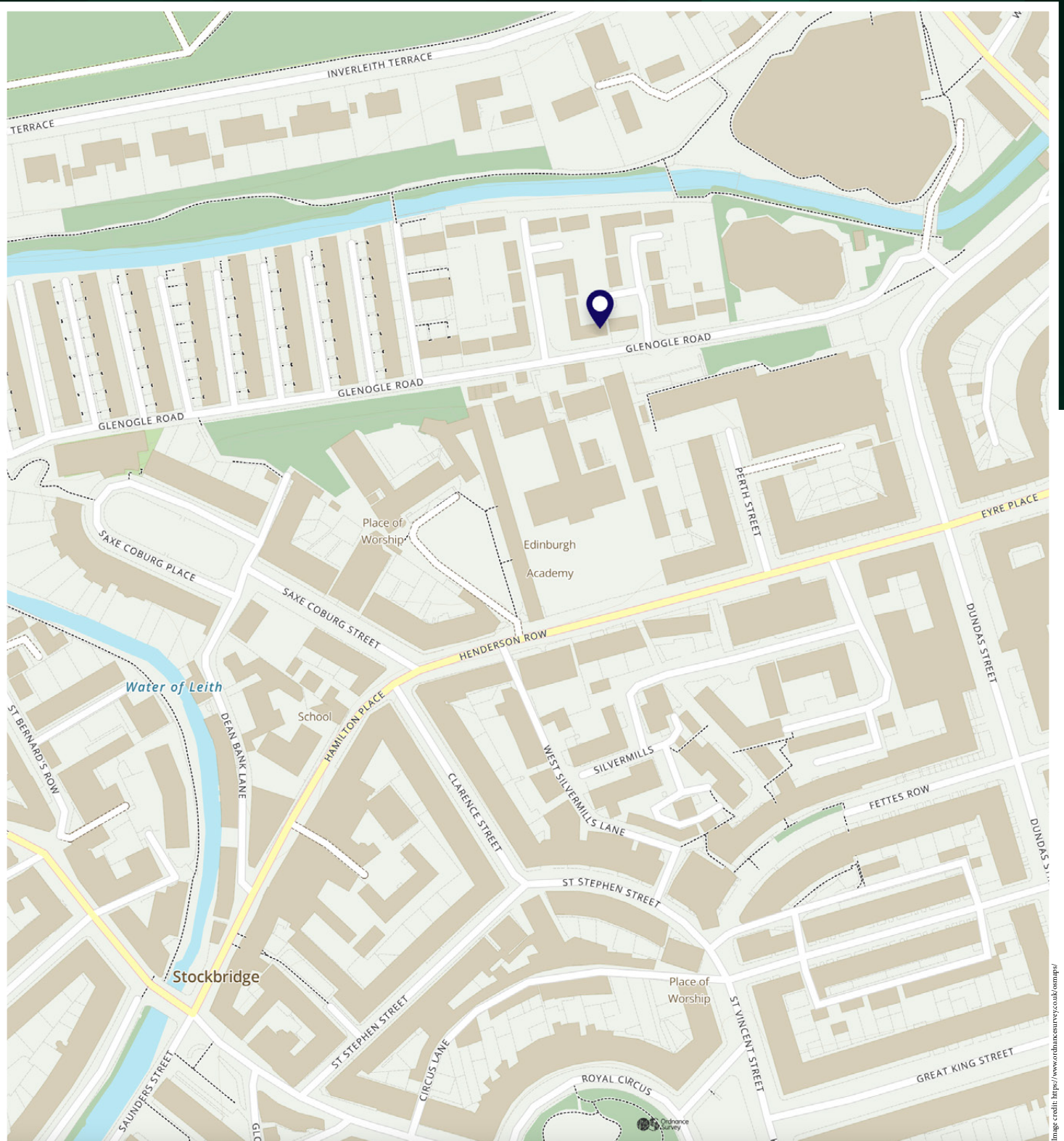


Stockbridge, named the “best place to live in Scotland” by the Sunday Times in 2016, offers a vibrant suburban experience with a wide array of amenities. It boasts cafes, bars, restaurants, galleries, shops, and more, all within a short walk from the property. Local conveniences include a Post Office, GP surgery, library, public swimming pool, and Sunday market offering local produce and crafts. Stockbridge is a brief walk or a quick bus ride to Princes Street.

For families, it's close to well-regarded schools like Edinburgh Academy, Stewart's Melville College, and Stockbridge primary schools. Broughton High School, Scotland's best state secondary school in 2016, is nearby. Nature lovers can enjoy Inverleith Park, the Royal Botanic Gardens, and the Water of Leith's wildlife. History enthusiasts will find attractions like St Bernard's Well, Dean Village, and the New Town's appealing architecture. Stockbridge's picturesque charm has made it a film location, and it has been home to notable figures like Sir Henry Raeburn, Sir James Young Simpson, James Clerk Maxwell, and Madame Doubtfire. In summary, Stockbridge is a beautiful and well-connected residential district with easy access to the city centre's offerings.

The Location





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