

1/5 Bedford Street

STOCKBRIDGE, EDINBURGH, EH4 1NA



*Beautifully presented top-floor flat tucked away
in a peaceful Stockbridge cul-de-sac*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom top-floor flat to the market. Tucked away in a peaceful cul-de-sac in the very heart of Stockbridge, this bright and spacious home offers an exceptional opportunity to enjoy one of Edinburgh's most desirable neighbourhoods. The property has been well maintained and is presented in excellent decorative order throughout, allowing a new owner to move straight in and enjoy the accommodation from day one. At the same time, the kitchen offers clear scope for modernisation, presenting an exciting opportunity to add value and personalise the property to individual tastes without the need for extensive renovation elsewhere.

The accommodation is both practical and generously proportioned. A welcoming entrance hall provides access to all rooms and benefits from excellent built-in storage, including a particularly large cupboard that could easily be adapted as a compact home office or study area, ideal for buyers working remotely.

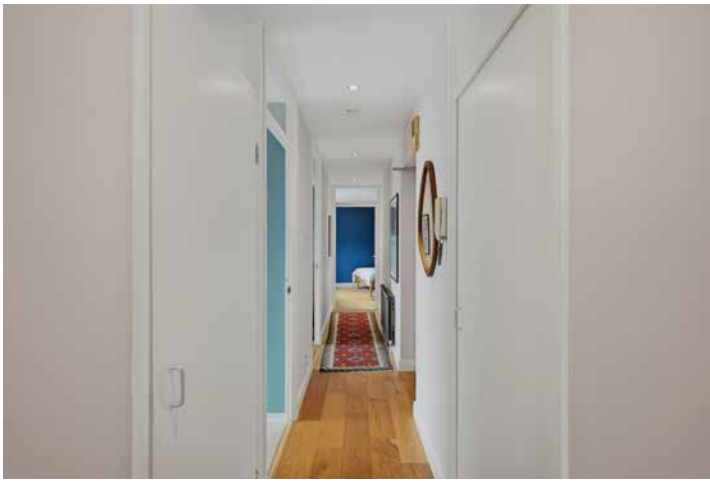
THE LIVING ROOM



The spacious living room is flooded with natural light and provides ample space for both comfortable seating and a dining area, creating a superb room for everyday living and entertaining. The adjoining kitchen is fitted with a good range of base and wall-mounted units, generous worktop space and a selection of integrated and freestanding appliances. While perfectly functional in its current form, it offers excellent potential for upgrading, allowing the next owner to enhance both style and value.

THE KITCHEN



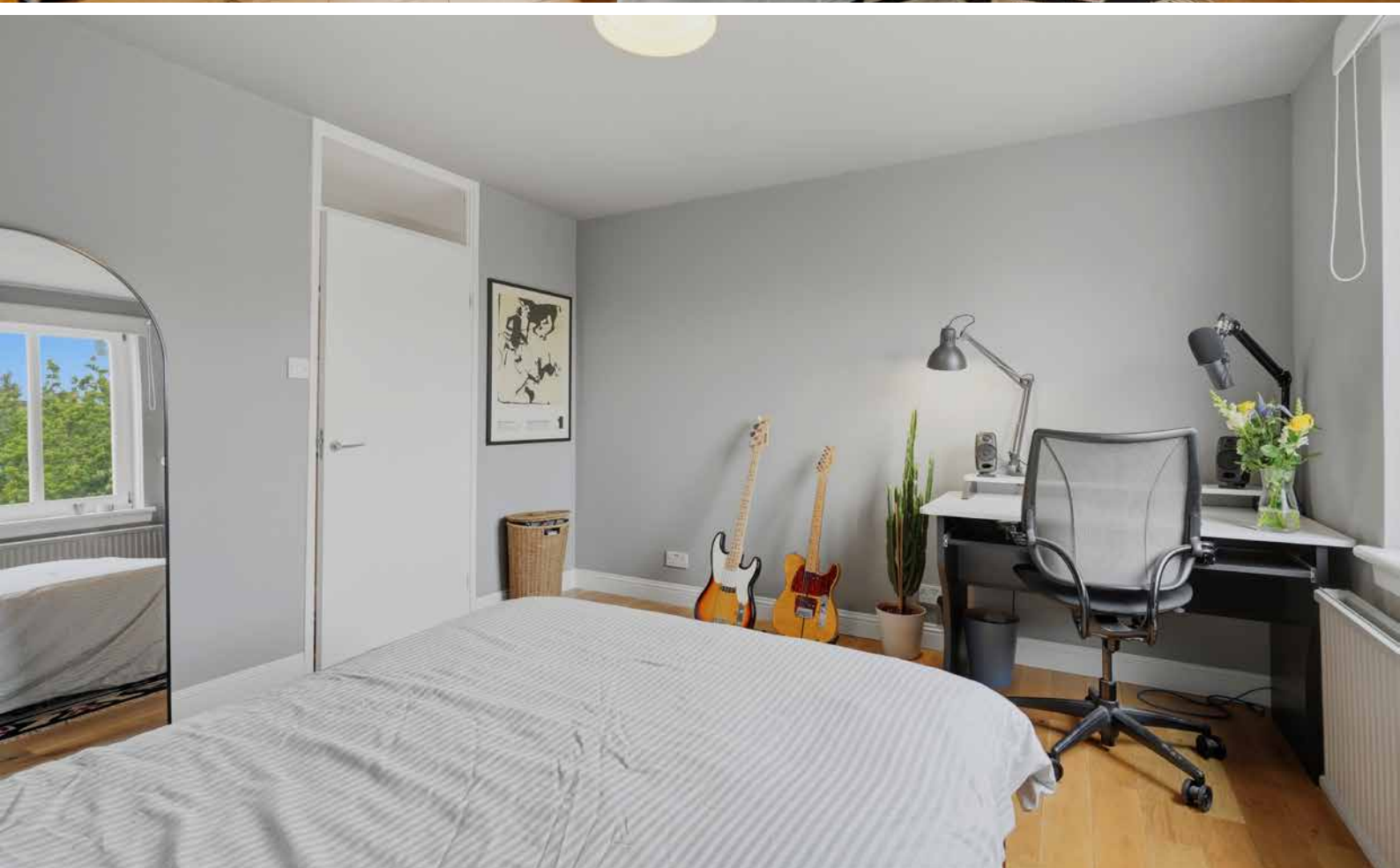


Both bedrooms are comfortable doubles, making the property equally well suited to professional couples, sharers or those requiring guest accommodation. The principal bedroom is a generous double with ample range for a full suite of bedroom furniture, while the second bedroom offers excellent flexibility as a guest room, nursery or dedicated home office. Completing the accommodation is a contemporary shower room, finished in an attractive modern style.

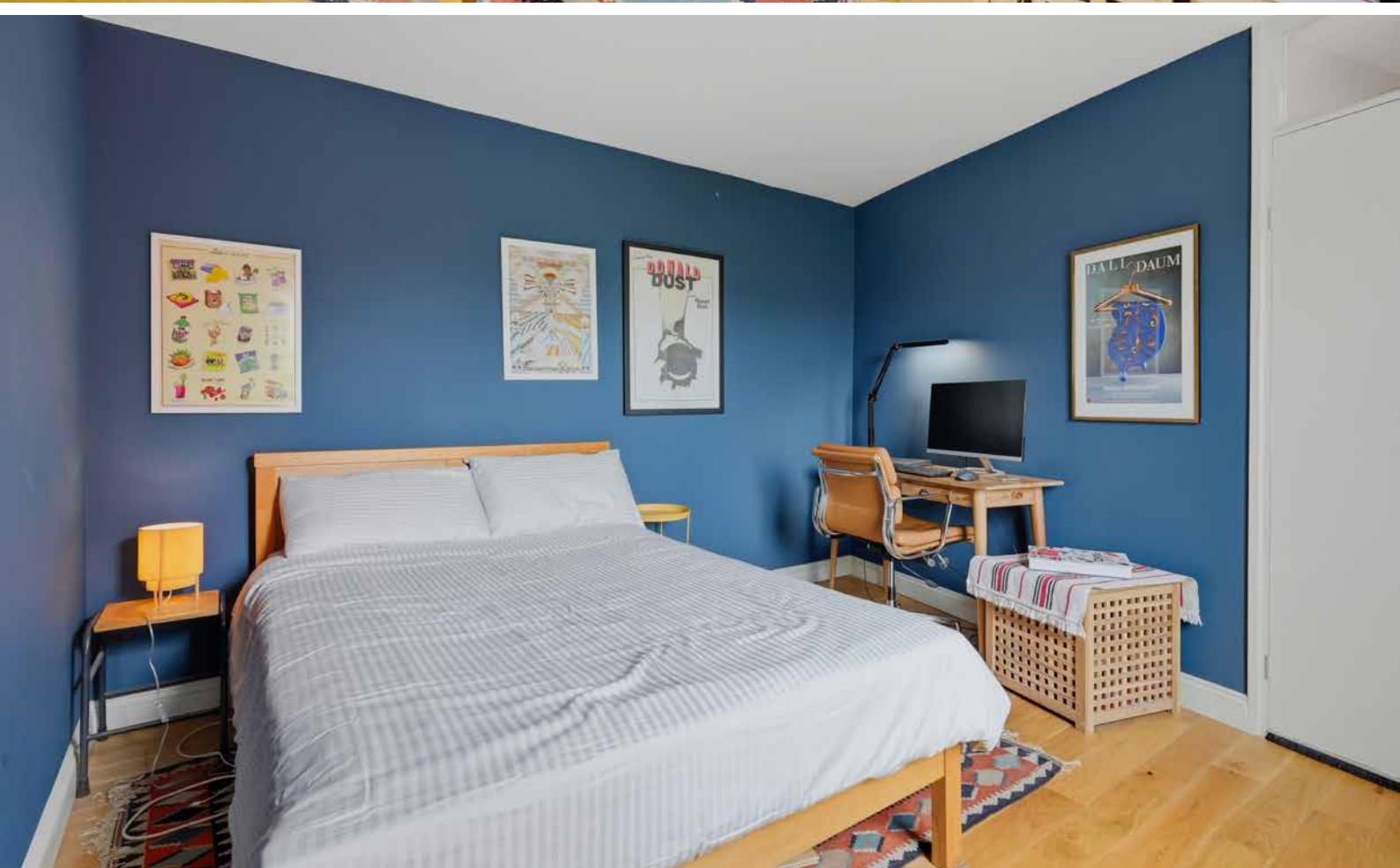
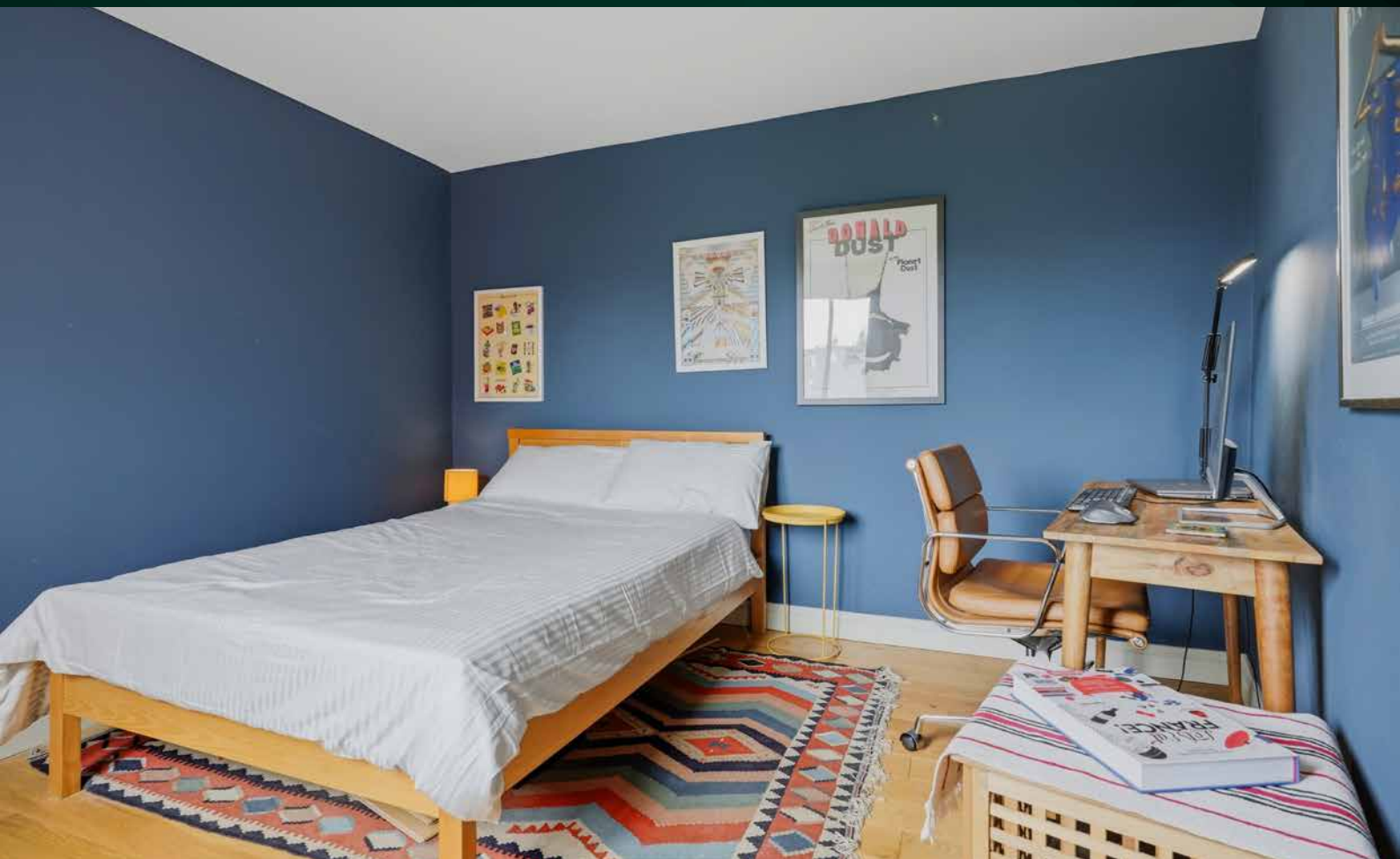
THE SHOWER ROOM



BEDROOM 1



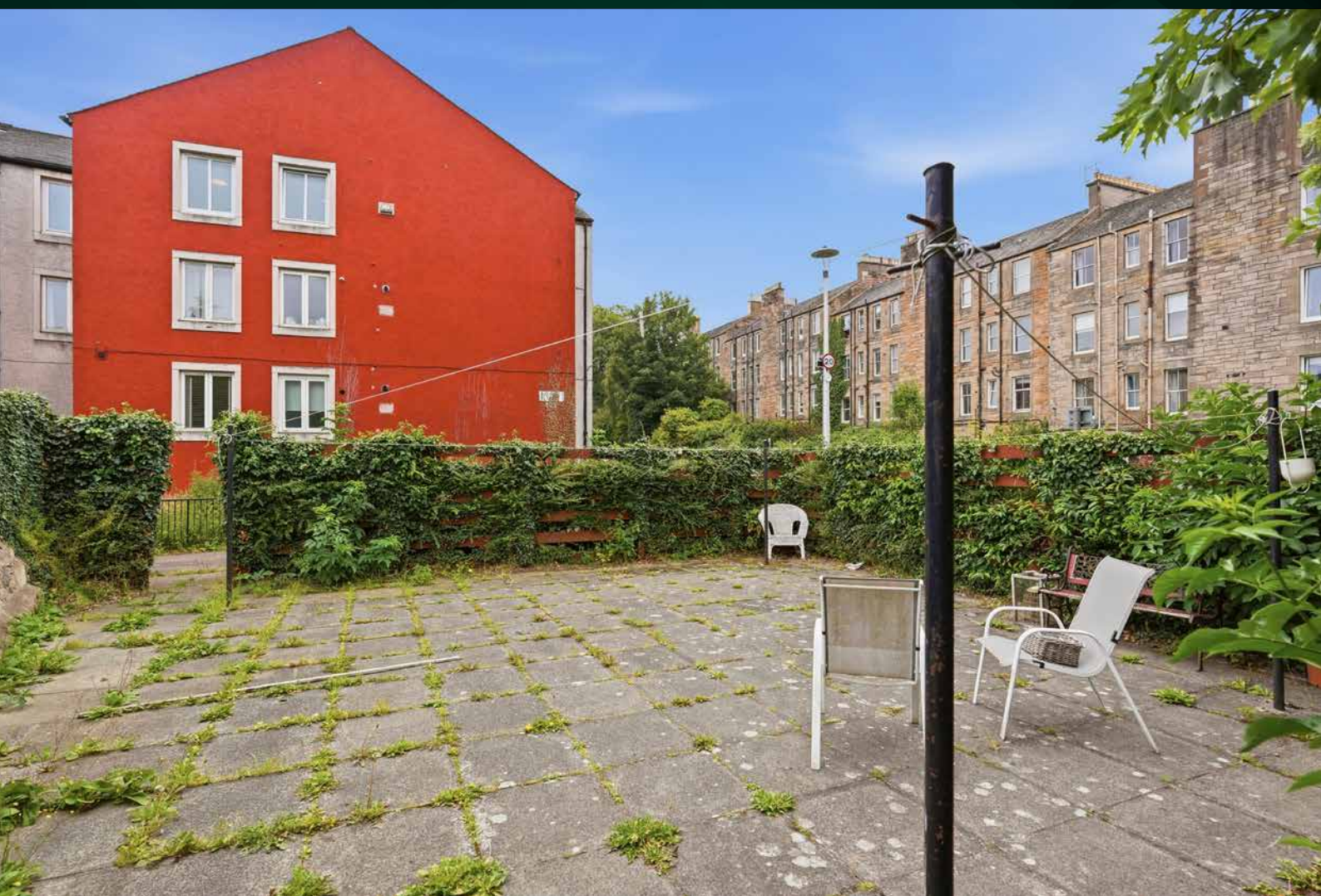
BEDROOM 2



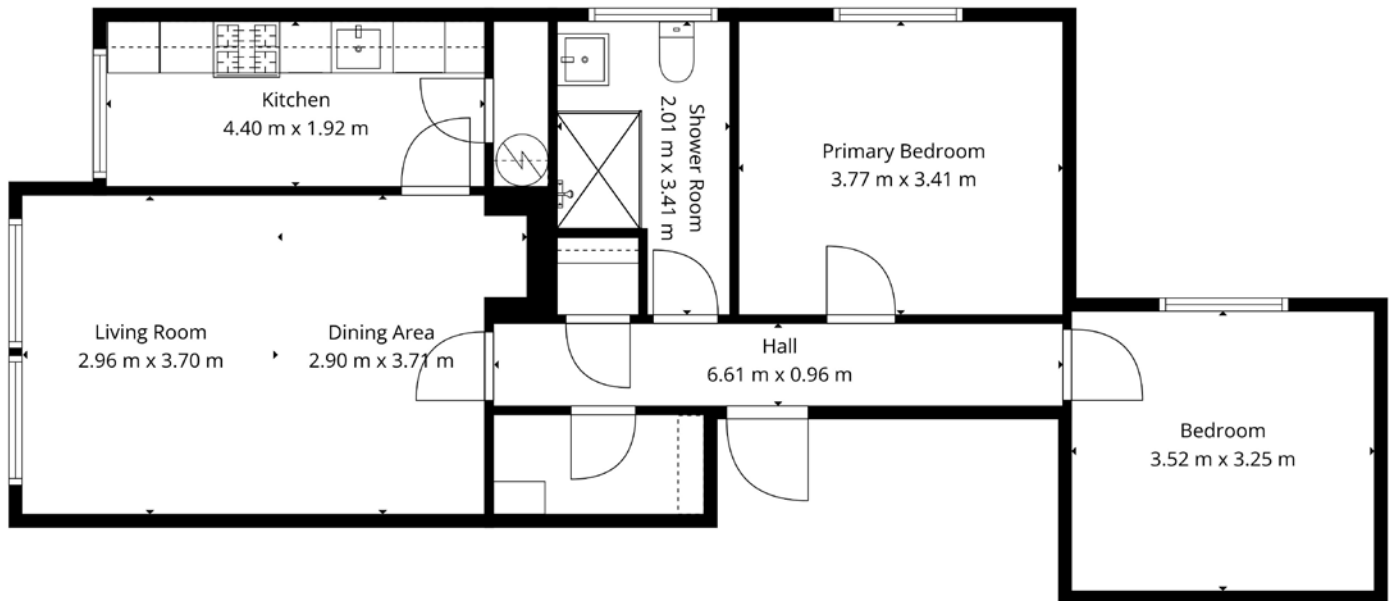
Further benefits include gas central heating, double glazing, a secure entry system, a substantial attic offering valuable additional storage, and access to a well-maintained communal drying green.

Properties in this location are rarely available, particularly those combining such generous room proportions with genuine potential to further enhance value. This is an outstanding opportunity for first-time buyers, professionals, downsizers or investors seeking a quality home in one of Edinburgh's most sought-after postcodes.

EXTERNALS

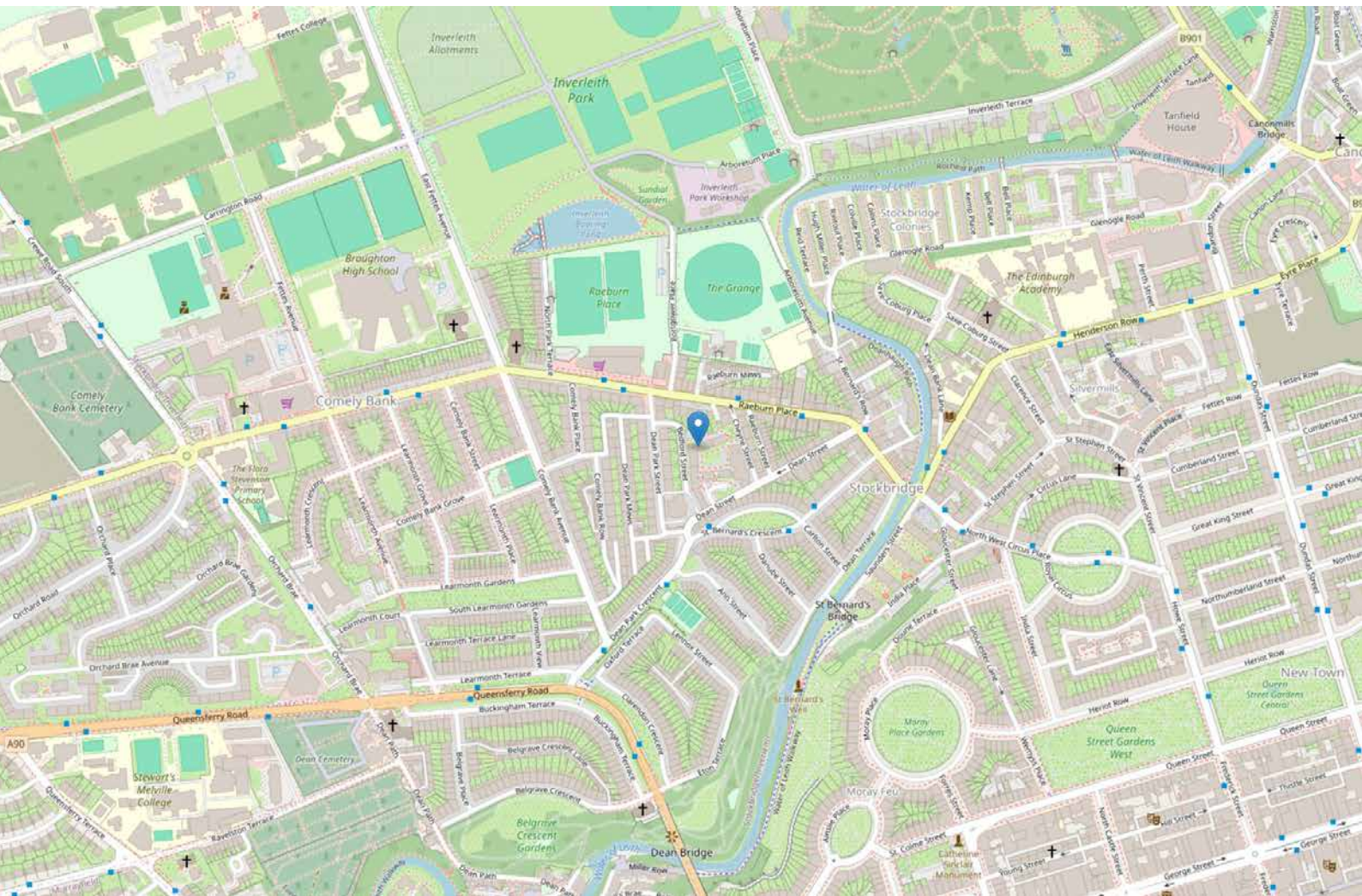


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: C



THE LOCATION

Bedford Street enjoys an excellent position in the heart of Stockbridge, one of Edinburgh's most desirable and characterful neighbourhoods. Renowned for its vibrant village atmosphere, Stockbridge effortlessly combines independent charm with the convenience of city-centre living. Just moments from the property, residents can enjoy an outstanding selection of artisan cafés, award-winning restaurants, traditional pubs, delicatessens, bakeries and boutique shops, creating a lively community feel that is rarely matched elsewhere in the capital.





The area is exceptionally well served for everyday amenities, with a choice of supermarkets, independent food retailers and the popular weekly Stockbridge Market, offering an excellent selection of local produce, crafts and street food. Nearby Raeburn Place forms the heart of the neighbourhood, while fashionable George Street, Princes Street and the St James Quarter are all within comfortable walking distance, providing world-class shopping, dining and leisure facilities.

Despite its central location, Stockbridge is surrounded by beautiful green spaces. Inverleith Park and the Royal Botanic Garden Edinburgh are both only a short stroll away, while the picturesque Water of Leith Walkway offers scenic walking and cycling routes through some of the city's most attractive landscapes.

The location is ideal for commuters and professionals, with regular bus services providing quick access across Edinburgh. Waverley and Haymarket railway stations are both easily reached, while Edinburgh Trams offer a direct connection to Edinburgh Airport. Excellent road links also provide convenient access to the City Bypass, the Queensferry Crossing and Scotland's wider motorway network, making Bedford Street a superb base for enjoying everything the capital has to offer.



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