



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**13 Dunrobin Place**

EDINBURGH, EH3 5HZ



13 DUNROBIN PLACE  
STOCKBRIDGE



Selected as the “best place to live in Scotland” in the Sunday Times in 2016, Stockbridge is one of the city’s best served suburban locations. As well as all the usual shopping facilities, this vibrant area provides numerous cafes, bars, pubs, restaurants, art galleries, delicatessens, craft shops and boutique retailers - all within a few hundred yards of the property. Other local amenities include a Post Office, GP surgery, library, public swimming pool and gym and banking services. On Sundays, the popular Stockbridge market is held, with stalls providing a range of local farm produce, arts and handicrafts, and many opportunities to sample hand-made and international foods.

Stockbridge is a short walk from Princes Street and using one of the many and frequent bus services that pass through the journey there is often less than 5 minutes.





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McEwan Fraser Legal is delighted to present this 1-bed lower colony flat in Stockbridge. Internally the property offers attractive period features throughout including wooden floors and doors, cornicing, ornate fireplaces and working shutters in the bedroom. entrance vestibule with original tiled floor, hall with ample storage space, kitchen/dining room with large pantry cupboard and fireplace, open plan area with access to the sitting room which has an open fireplace, double bedroom and contemporary shower room.

This property benefits from a gas combi boiler. There is also a private garden which is located to the front of the property. This area benefits from permit zone parking to ensure you can get a parking space as a resident.









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Part  
Exchange  
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THE SUNDAY TIMES  
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