

Flat 4,5 Bedford Court

EDINBURGH, EH4 1JX



*BEAUTIFULLY PRESENTED FOUR BEDROOM
TRIPLEX IN STOCKBRIDGE*



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McEwan Fraser Legal is delighted to offer to the market this exciting home located in the highly desirable and cosmopolitan area of Stockbridge. Designed with an edgy, urban industrial feel to the main living area, this home is unique and exudes light and space.

The main door opens to a flight of stairs that leads to this home laid out over three floors. Immediately upon entering, the sheer scope of the layout will **WOW** you! The kitchen and lounge are open-plan yet clearly defined spaces. With a dual aspect, natural daylight floods this comfortable public area. The kitchen is well stocked and includes an Island offering additional storage and workspace or breakfast bar.

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A staircase rises to the second floor where we find three good size double bedrooms, the family bathroom and a separate cloakroom with a toilet and wash hand basin. The bathroom is resplendent with contemporary tiles, a stylish bath and a large walk-in shower enclosure, toilet and vanity basin. The cloakroom offers a toilet and wash hand basin and is conveniently plumbed for the washing machine. A further staircase rises to the principle bedroom with cavernous space and three Velux windows to bounce the light around.

This home has been designed by an Architect with an Artist's eye for detail and style to create a spacious, unique and comfortable home. As an added bonus! There is secure resident parking.

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Bedroom 2





Bedroom 3



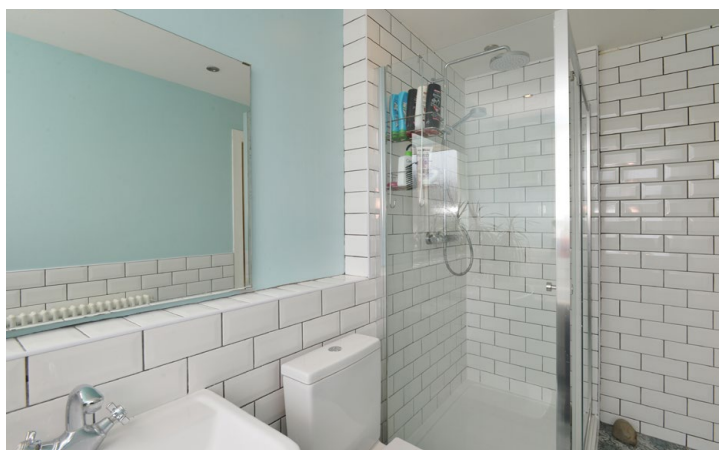


Bedroom 4





The Bathroom

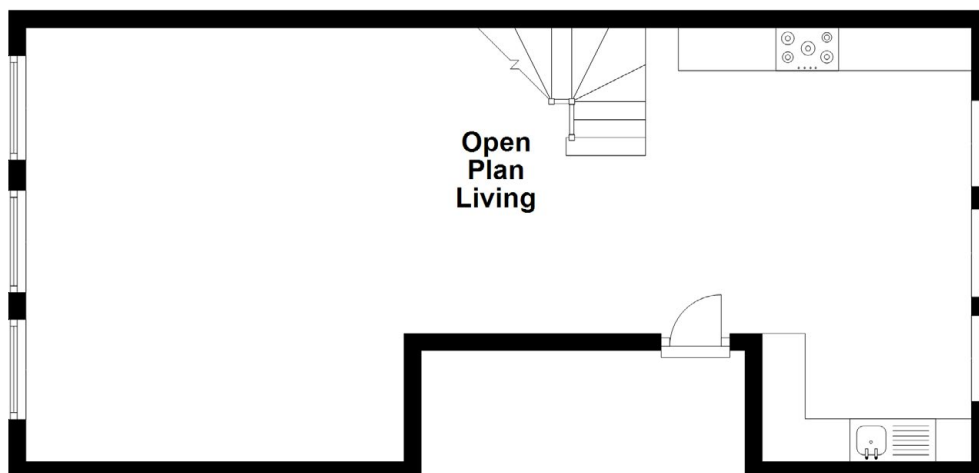
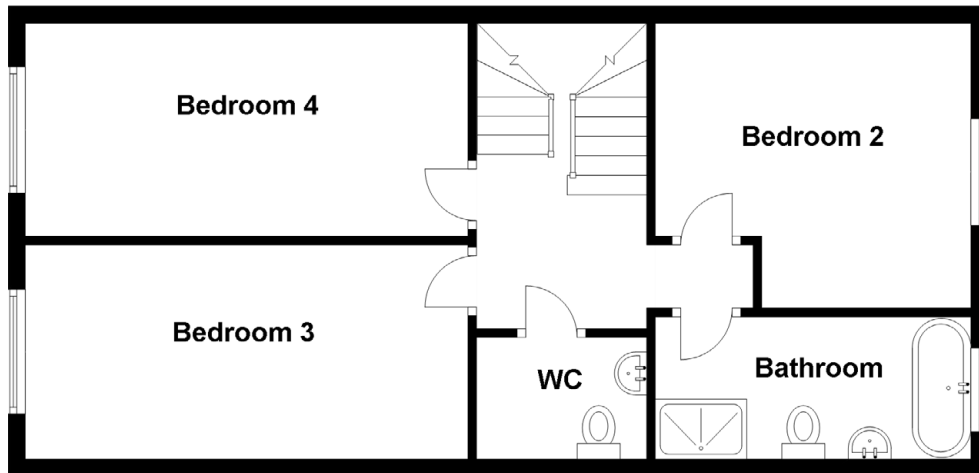
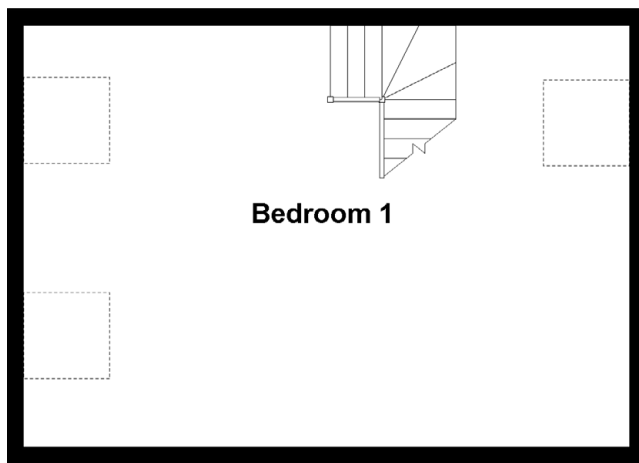




Bedroom 1







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	11.02m (36'2") x 5.06m (16'7")	WC	1.98m (6'6") x 1.42m (4'8")
Bedroom 2	3.80m (12'6") x 3.32m (10'11")	Bedroom 1	7.05m (23'2") x 4.90m (16'1")
Bedroom 3	5.16m (16'11") x 2.51m (8'3")		
Bedroom 4	5.16m (16'11") x 2.48m (8'2")	Gross internal floor area (m ²): 134m ²	
Bathroom	3.77m (12'4") x 1.66m (5'5")	EPC Rating: D	



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, Michelin star 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. All things considered, Stockbridge is a residential district of considerable aesthetic appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre.

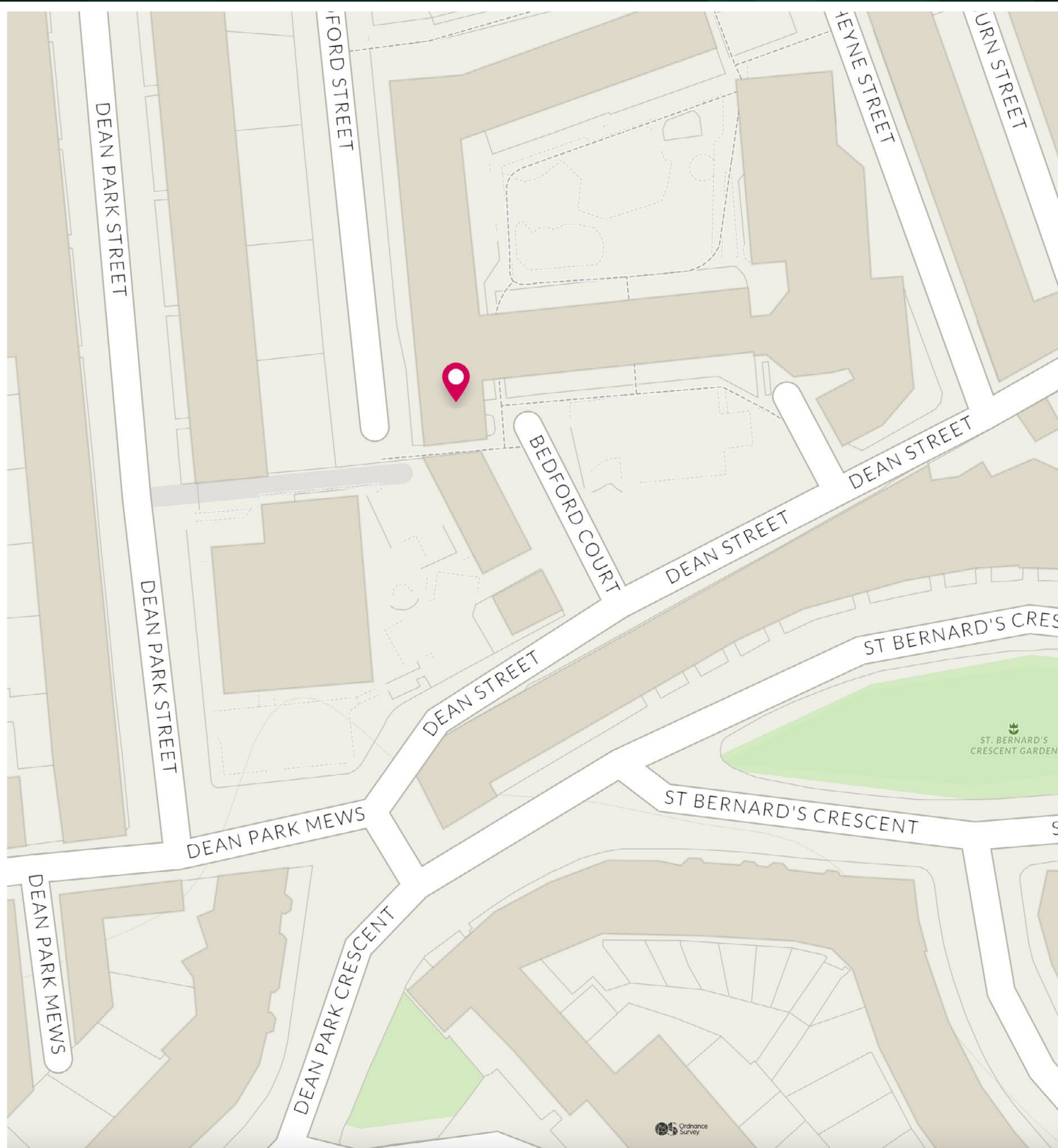
For history lovers, there are many notable local attractions including St Bernard’s Well and Dean Village, in addition to the appealing architecture of nearby New Town. Stockbridge’s picturesque qualities have led to it being used as a location in several films. Famous local residents have included the painter Sir Henry Raeburn, pioneering physician Sir James Young Simpson, physicist James Clerk Maxwell and Madame Doubtfire, whose name was borrowed for Anne Fine’s famous novel. Inverleith Park and the Royal Botanic Gardens are close by and the Scottish Gallery of Modern Art is a short walk along the Water of Leith.

The Location



For families, the property is within close proximity of several highly regarded schools such as Edinburgh Academy, Stewart's Melville College, Flora Stevenson and Stockbridge primary schools. Broughton High School was also rated as Scotland's best state secondary school by the Tatler Schools guide in 2016.

The Location



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