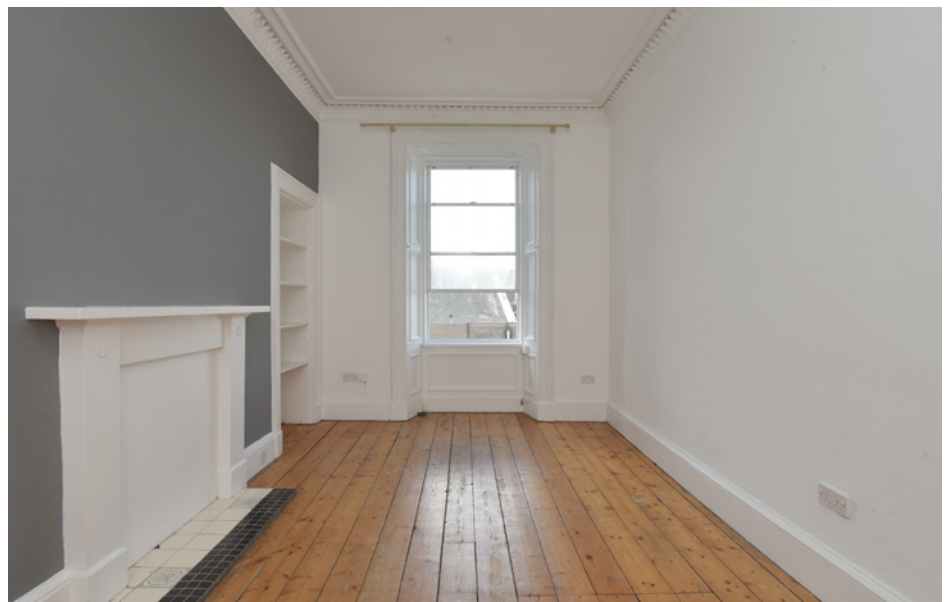


43/11 Deanhaugh Street

STOCKBRIDGE, EDINBURGH, EH4 1LR



*Spacious Two Bedroom Flat In Edinburgh's
Sought After Area of Stockbridge*



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McEwan Fraser Legal is delighted to be presenting a charming two-bedroom top-floor flat in the desirable area of Stockbridge, offering picturesque views up Raeburn Place and convenient access to local amenities. The property is equipped with electric heating, ensuring a warm and comfortable living environment. Double-glazed windows throughout the flat enhance energy efficiency and provide a quiet, serene atmosphere.

THE LIVING ROOM



The generous living room is perfect for relaxation and entertaining, complemented by an internal box room for additional storage. The well-appointed kitchen features an electric hob, fan oven, and free-standing white goods appliances, ensuring practicality and convenience.

THE KITCHEN





There are two bedrooms in the property, the master bedroom is a spacious double, providing a comfortable retreat with ample space for furniture and storage. The second bedroom is a versatile single bedroom, ideal for use as a guest room or a home office space. The bathroom is fitted with a white three-piece suite, including a bath with an electric shower over it, combining functionality with modern comfort.

THE BATHROOM



BEDROOM 1



BEDROOM 2



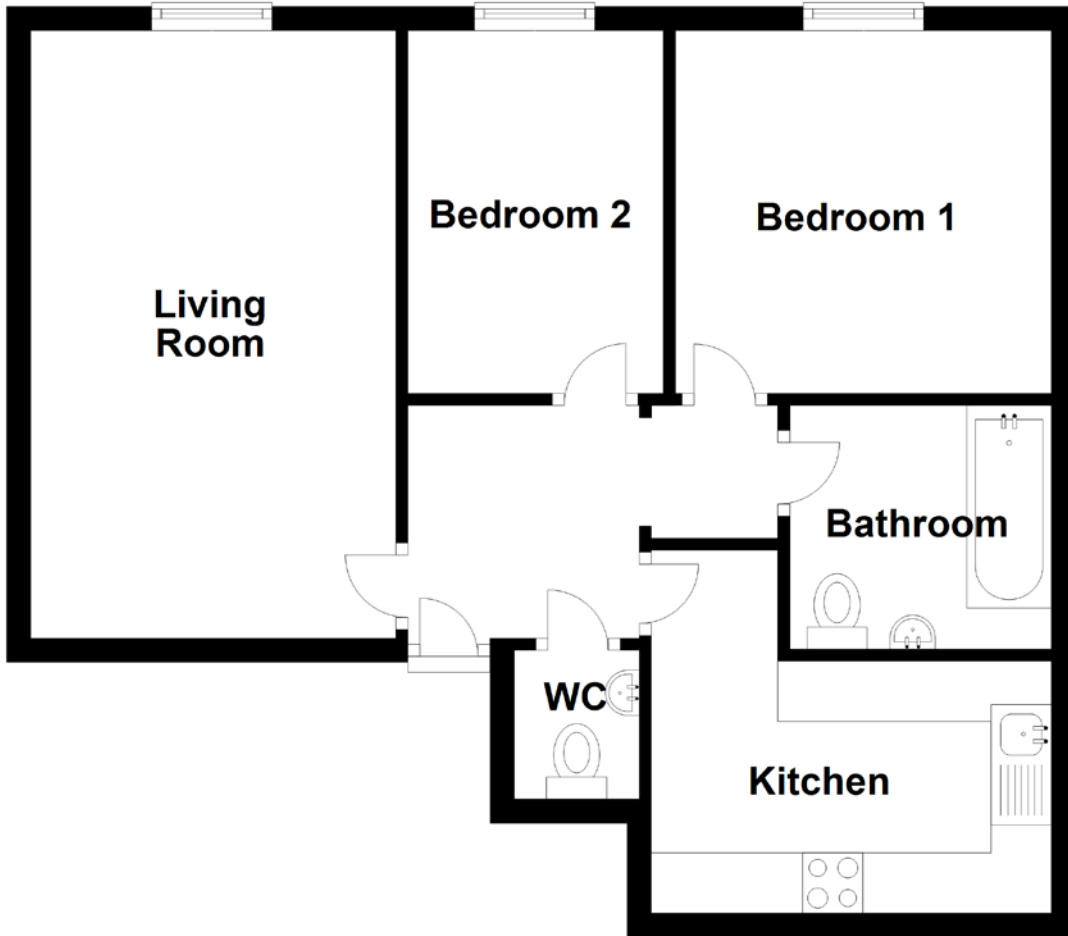
VIEWS



This property is ideal for first-time buyers looking for a welcoming home in a vibrant area or for buy-to-let investors seeking a desirable rental property. Located in the heart of Stockbridge, residents can enjoy the charm of this popular neighbourhood, with its array of shops, cafes, and local amenities right on their doorstep.

Overall, this two-bedroom top-floor flat offers a blend of comfort, practicality, and an excellent location, making it a fantastic opportunity for a variety of buyers.

FLOOR PLAN, DIMENSIONS & MAP

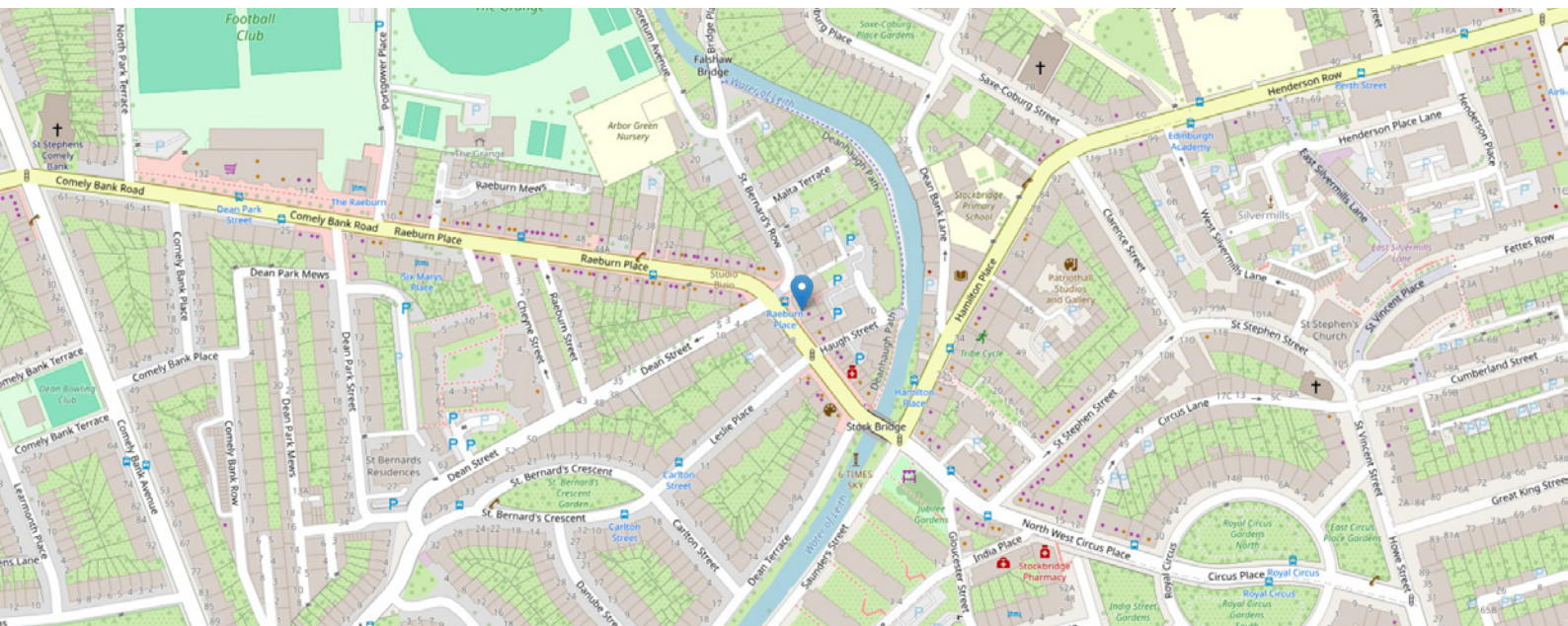


Approximate Dimensions
(Taken from the widest point)

Living Room 5.04m (16'6") x 3.03m (9'11")
Kitchen 3.32m (10'11") x 3.01m (9'11")
WC 1.23m (4'1") x 1.04m (3'5")

Bedroom 1 3.12m (10'3") x 3.01m (9'11")
Bedroom 2 3.01m (9'11") x 2.12m (6'11")
Bathroom 2.17m (7'1") x 2.02m (6'8")

Gross internal floor area (m²): 67m²
EPC Rating: E



THE LOCATION

Many would consider Stockbridge/Comely Bank to be one of the city's best-served suburban shopping centres. As well as all the normal shopping facilities, the area provides some of the most unusual shopping opportunities as well as a wide choice of banking, building society and post office services. The Waitrose superstore at the far side of Comely Bank alone sets out to satisfy most families' normal daily requirements but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Stockbridge, Princes Street is often less than five minutes away.





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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