

# 50/3 Patriothall

STOCKBRIDGE, EDINBURGH, EH3 5AY



*RARELY AVAILABLE 2 BEDROOM APARTMENT  
LOCATED IN THE CENTRE OF STOCKBRIDGE*



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McEwan Fraser Legal is delighted to present this two-bedroom apartment in a red-brick former industrial building in the heart of Stockbridge, an extremely desirable area. The flat is set within a secure gated development and benefits from an allocated private parking space. The property is decorated neutrally and in walk-in condition, ready for the new owners to put their own stamp on it.

Inside, the property comprises an open-plan living and dining area. Flooded with natural light, from the floor-to-ceiling windows and doors. The metal windows and doors give the apartment a modern, sleek industrial feel.









Moving into the fully fitted kitchen, this offers ample cupboard storage and worktop space along with a gas hob, oven and cooker hood.









Bedroom one is a generous size with a double-fitted wardrobe, leading into a bright and fully equipped en-suite with beautiful white tiling and chrome towel rail. Bedroom two is another generous-sized room with fitted wardrobes, flooded with natural light from floor-to-ceiling doors.





**Bedroom 2**





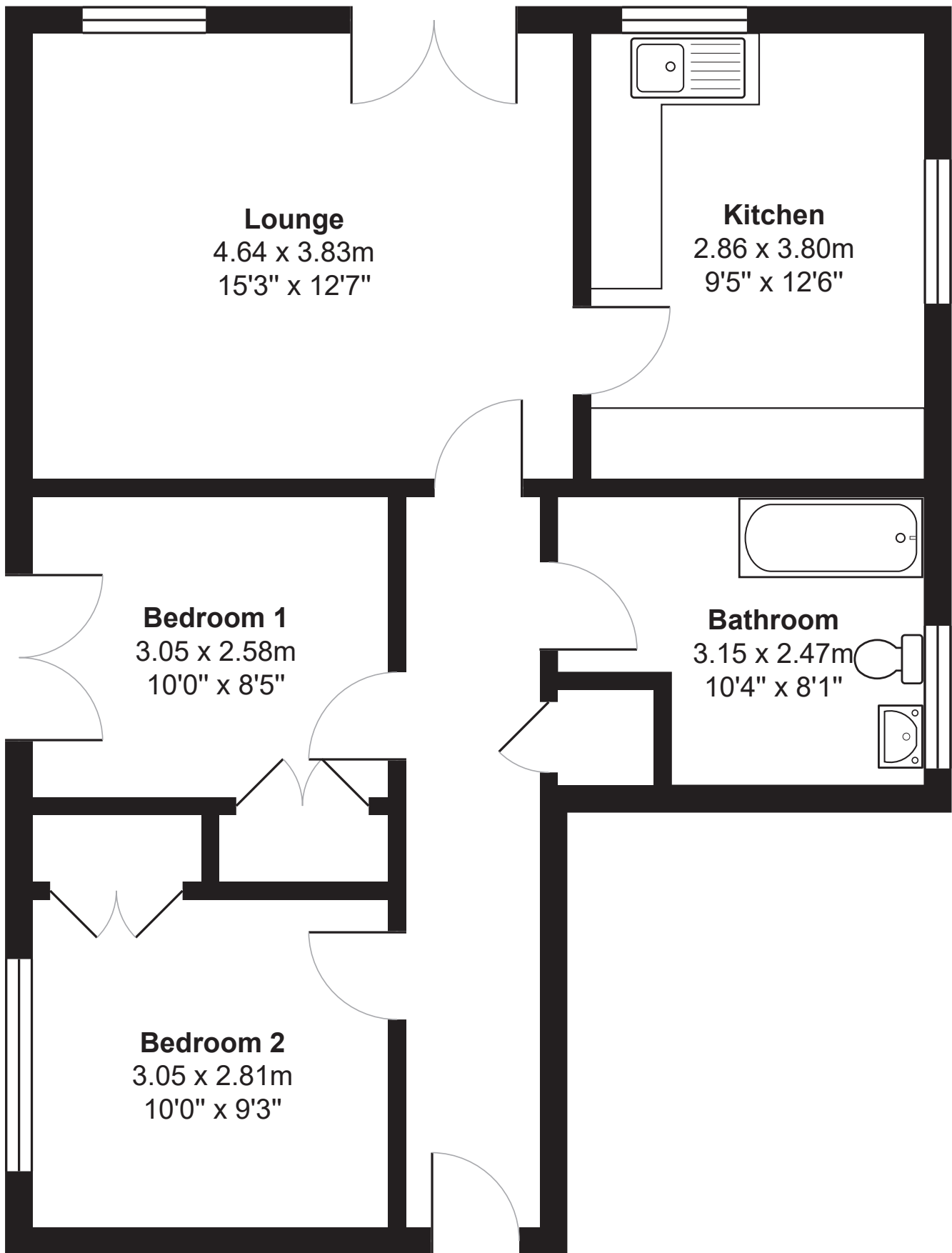


The main bathroom is fully tiled white with a modern three-piece suite and chrome towel rail.









Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: C





In addition to this, the property includes an allocated private parking space and communal grounds. This is a rare opportunity to acquire a flat in the prestigious Patriothall development in a fantastic location.







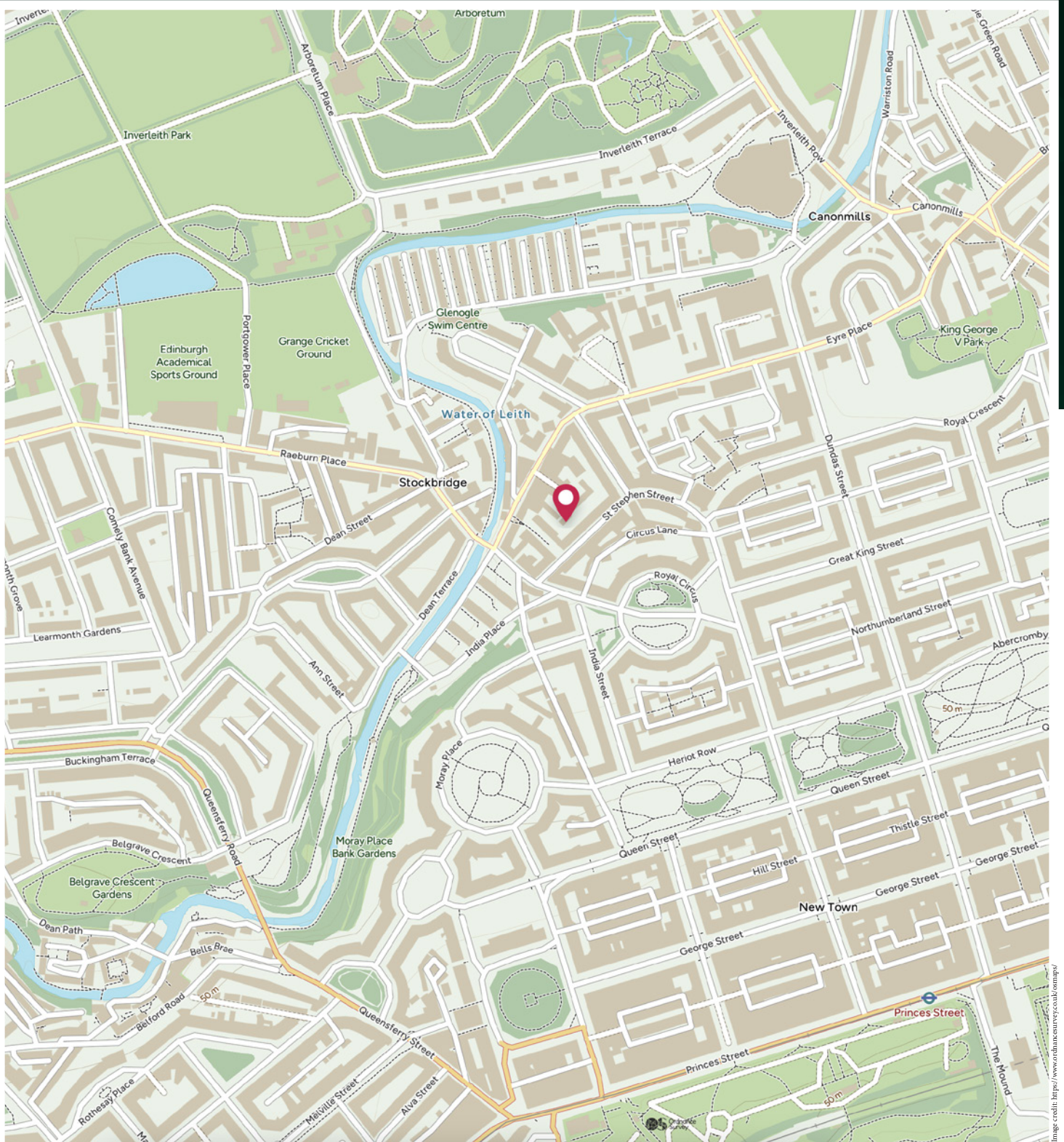
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Many would consider Stockbridge/Comely Bank to be one of the city's best served suburban shopping centres. As well as all the normal shopping facilities, the area provides some of the most unusual shopping opportunities as well as a wide choice of banking, building society and post office services. The Waitrose superstore at the far side of Comely Bank alone sets out to satisfy most family's 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 relative easy walk, albeit uphill on the way there. Throughout the area are a number of interesting restaurants and bars. Once the novelty of these have 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. 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.

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