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Fixed Price

**£360,000**

# 101a/10 St Stephen Street

Stockbridge | Edinburgh | EH3 5AB

A superb opportunity has arisen to acquire this excellent two bedroom apartment, forming part of a modern development pleasantly situated within the highly sought-after district of Stockbridge. With excellent local amenities and transport links, this would undoubtedly appeal to first-time buyers, professionals and investors.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Lift and Stair Access
-  Allocated Secure Parking
-  EPC Rating – D
-  Council Tax Band - F



## Description

In brief the accommodation comprises; secure entry system, lift and stair access, welcoming hallway with useful storage facilities, light and airy reception room with open views, spacious dining kitchen with integrated appliances, well proportioned principal bedroom with mirrored fitted wardrobes and en-suite shower room, good sized second double bedroom and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, ovens, integrated fridge/freezer, and integrated washing machine.

## Parking and Factor

There is a secure underground allocated parking space that comes with the property. The development is managed by James Gibb for a monthly fee of approx. £120. This includes the maintenance of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

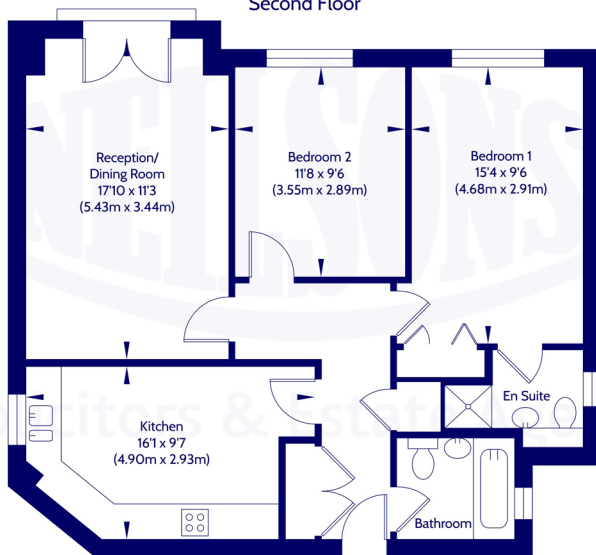
St Stephen Street forms part of the vibrant cosmopolitan district of Stockbridge which hosts an excellent range of small independent retailers, financial services, a Waitrose supermarket and many popular bars and restaurants. Princes Street and George Street are within easy reach by foot or by way of frequent public transport services. Leisure facilities in the area include a choice of gyms, The Royal Botanical Gardens, Edinburgh Academy Sports Ground and the Grange Cricket and Tennis Club. The Water of Leith Walkway is also on hand providing lovely walks. The property is convenient for the Western General Hospital and Fettes Police Head Quarters. The City Bypass, which links the main Scottish motorway network is within an easy commute.





Approx. Gross Internal Floor Area 74.16 Sq M / 798 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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