



16B Clarence Street,
Edinburgh, EH3 5AF



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16B Clarence Street is a most impressive main door garden flat located in the sought after Stockbridge area of Edinburgh on a traditional cobbled street. The property offers spacious accommodation with the benefit of a private walled garden to the rear.

With gas central heating (boiler installed in 2022), the property is well maintained and internal viewing is essential to fully appreciate the accommodation offered.

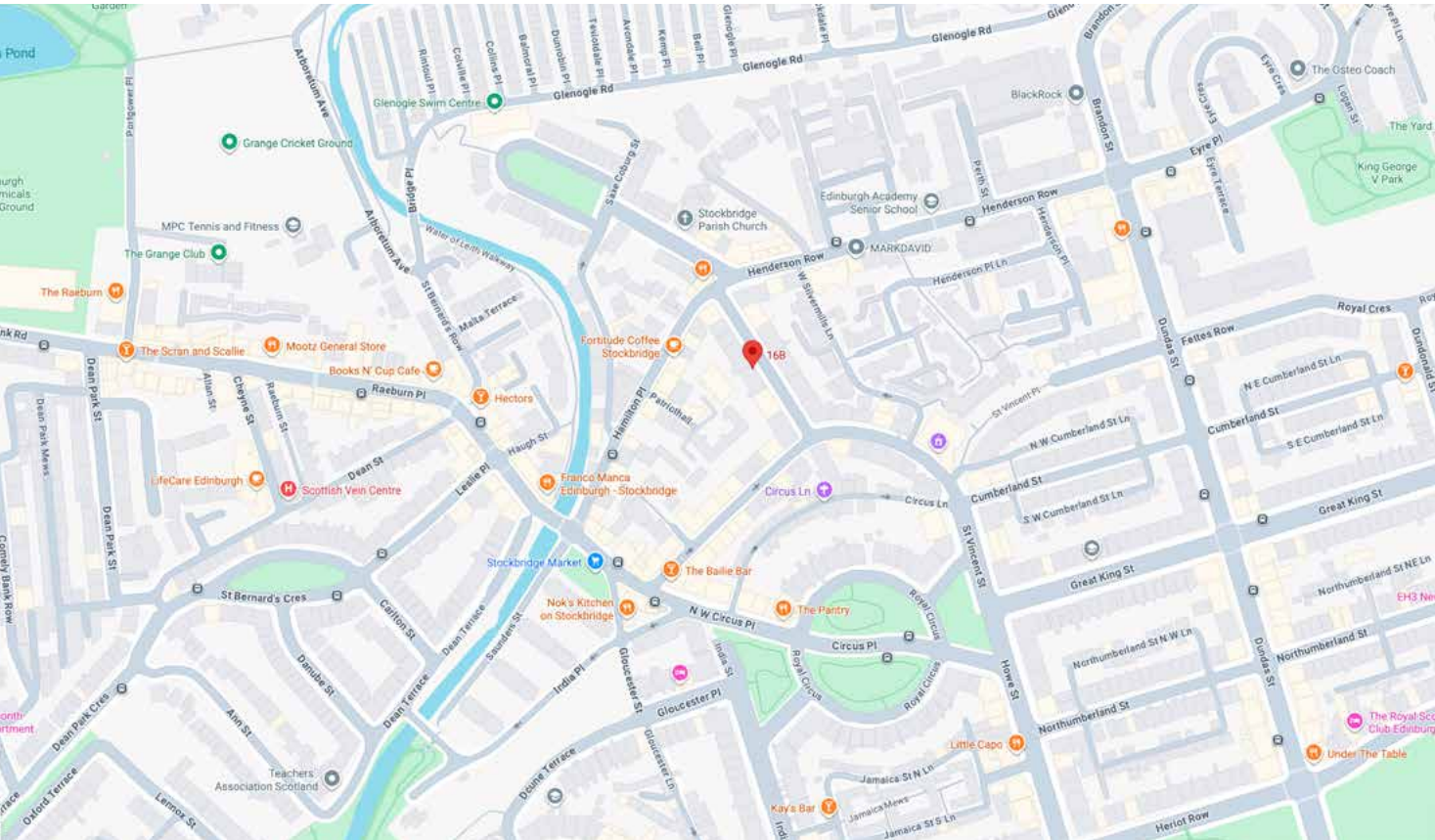
There is a hallway with cupboard and useful utility room with units, sink and washing machine. To the rear is a large lounge with French style doors leading to the garden, large cupboard and an electric stove fire. Located off the lounge is the kitchen which is fitted with base and wall units with the oven, hob, hood, dishwasher and fridge/freezer to remain. There are three good sized double bedrooms, two with cupboards (one housing the boiler) and one with an en suite shower room. Completing the accommodation is the bathroom with three piece white suite with separate shower compartment.

Externally there is an attractive private garden to the rear which is laid to paving and stone chippings.





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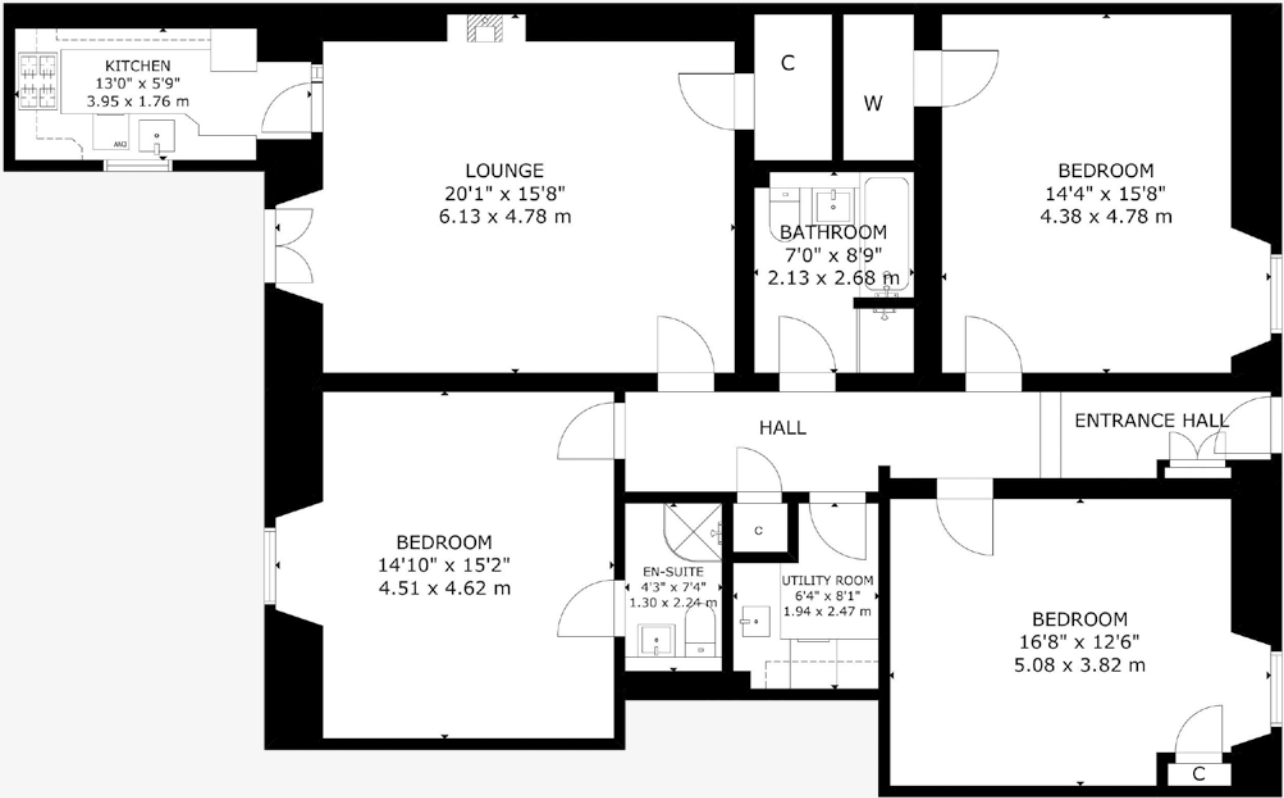


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Area Description

Stockbridge feels like a village in the middle of the city. Despite its proximity to the city centre (around 15 minutes on foot), the area offers a diverse range of small, independent stores. The area’s bohemian feel blends with more upmarket and chic boutique stores and hosts a weekly farmers market. The area is full

of pretty tearooms, sophisticated restaurants, cafes, and bars. Nearby Inverleith Park offers a green haven in the middle of the city, with the Botanic Gardens located nearby, too. With pleasant walking and cycling routes right on your doorstep, and excellent transport links across the city and further afield, Stockbridge is an incredibly sought-after area of the city.



Accommodation

Lounge:	6.12m x 4.78m	(20'1" x 15'8")
Kitchen:	3.96m x 1.75m	(13' x 5'9")
Bedroom 1:	4.52m x 4.62m	(14'10" x 15'2")
En suite shower room:	2.24m x 1.3m	(7'4" x 4'3")
Bedroom 2:	4.37m x 4.78m	(14'4" x 15'8")
Bedroom 3:	5.08m x 3.8m	(16'8" x 12'6")
Bathroom:	2.13m x 2.67m	(7' x 8'9")
Utility Room:	1.93m x 2.46m	(6'4" x 8'1")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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