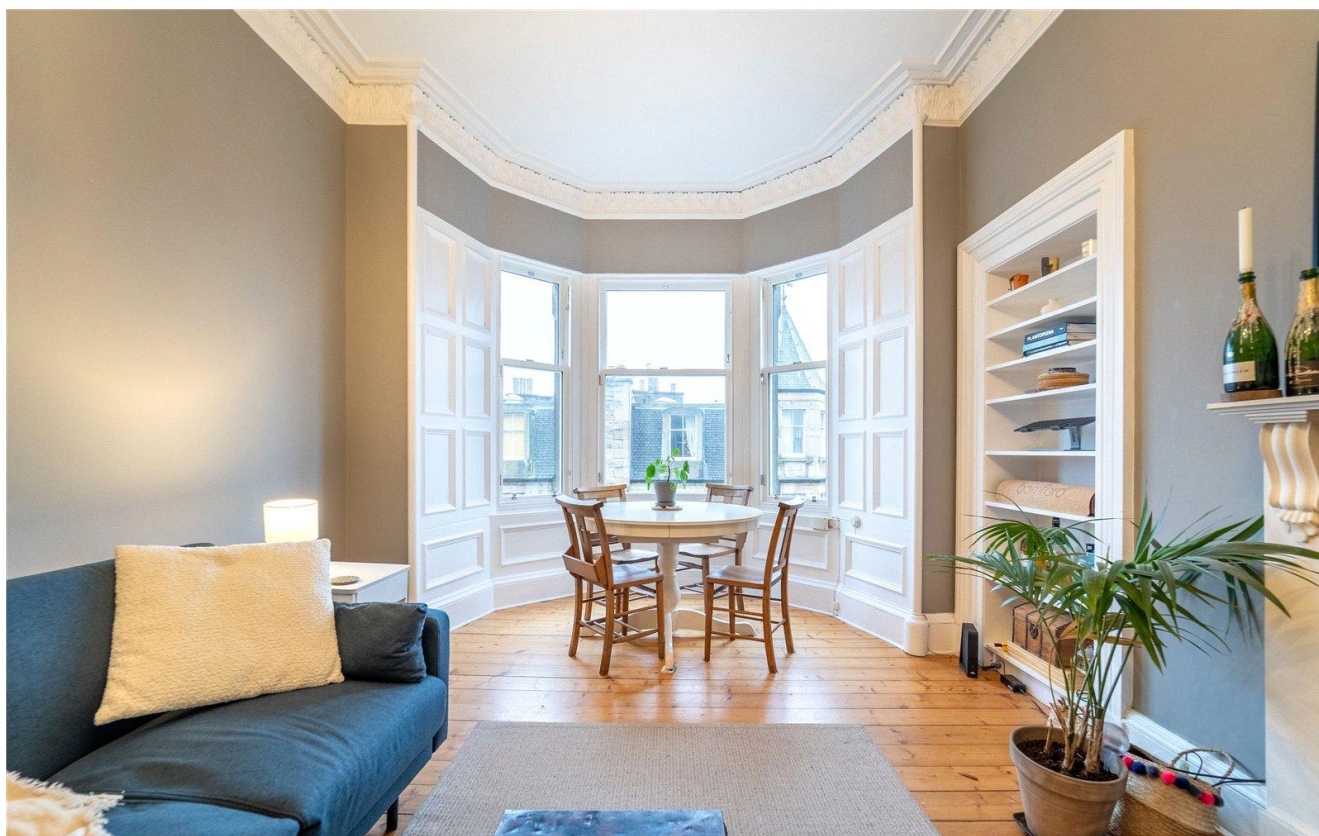




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**68/8 Raeburn Place, Stockbridge,
Edinburgh, EH4 1HJ**

Situated on the fourth floor, this well-presented flat in desirable Stockbridge offers an excellent blend of modern comfort and convenience. The property features an inviting entrance hallway with a hall cupboard and a handy box room with a bunk, providing ample storage potential. Two spacious double bedrooms provide a peaceful retreat, while the contemporary bathroom boasts a sleek walk-in shower cubicle. The kitchen is a highlight, equipped with a fan oven, integrated gas hob, integrated dishwasher, and additional freestanding white goods. Ample dining space and a pantry complete this functional area, making it perfect for both culinary adventures and casual dining.

The property benefits from double glazing and efficient gas central heating, ensuring comfort throughout the year. Convenient permit parking is available, and residents have access to a communal garden, offering a tranquil outdoor space. With a condition rating of 10, this home is in excellent order, ready for immediate occupancy.

Please note that with the correct consents, there is potential to convert attic space, further enhancing the property's functionality and value.

Location

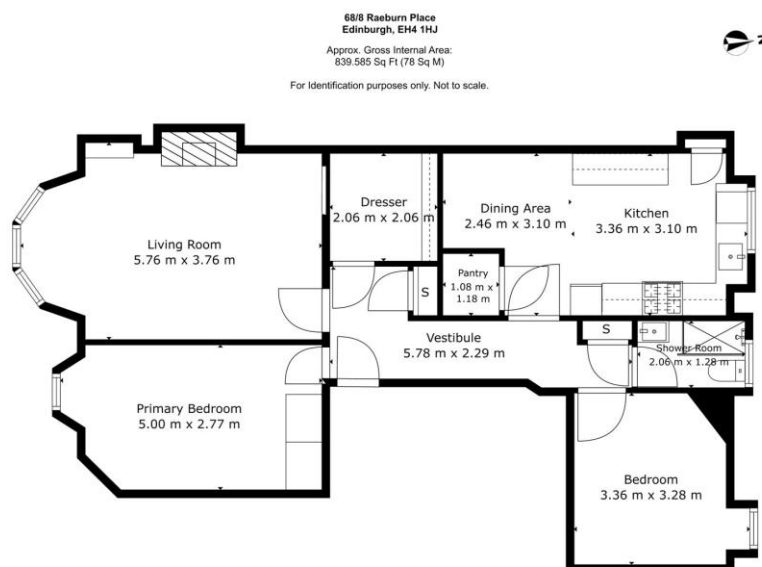
Located in the heart of Stockbridge, 68/8 Raeburn Place offers the perfect blend of City Centre proximity and village charm. Stockbridge is renowned for its vibrant community and diverse amenities, including a variety of boutique shops, cafes, and restaurants. The area also benefits from excellent transport links and is within easy walking distance to the City Centre, making it an ideal location for both work and leisure.

Fixtures and Fittings

Please note that some items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



EPC: D (67)

Council Tax - D

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