



60/2 Raeburn Place, Edinburgh, EH4 1HJ



Welcome

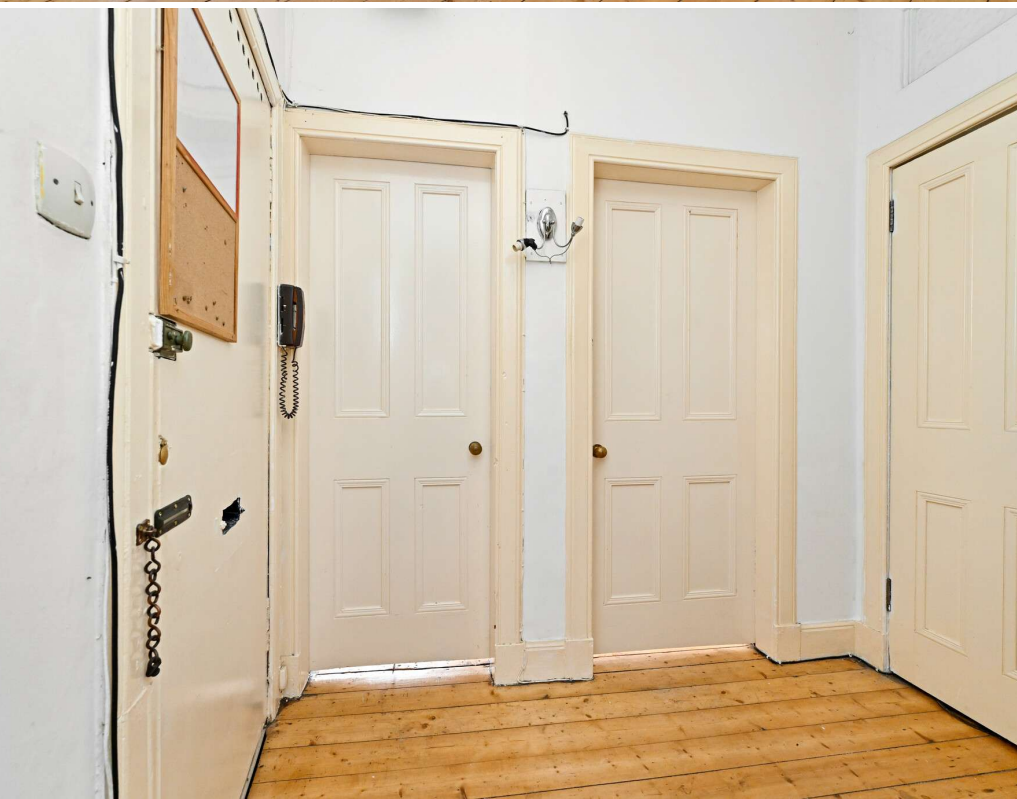
This charming city home offers the classic elegance of a Stockbridge tenement, with tall windows, generous room sizes and an abundance of natural light. The south-facing living room provides a welcoming central space, ideal for relaxing or entertaining, while the property requires upgrading this offers excellent scope to create a stylish modern home tailored to your lifestyle.

- Two double bedrooms plus useful box room
- Bright south-facing aspect
- Generous living room with traditional proportions
- Spacious kitchen/dining room
- Period features and attractive light décor
- Bathroom with shower
- Highly sought-after Stockbridge location
- Superb potential for renovation and personalisation

Two well-proportioned bedrooms ensure comfortable accommodation, complemented by a versatile box room — perfect as a home office, dressing room or additional storage. The bathroom with shower requires upgrading, and the property's layout lends itself beautifully to thoughtful renovation, allowing buyers to enhance and modernise while retaining the building's period charm.

Whether you're a first-time buyer, renovator or investor, this property invites you to bring your vision to life.

Viewing by appointment only. Call Agent on 07884 27419.







Stockbridge

Stockbridge remains one of Edinburgh's most coveted neighbourhoods, celebrated for its village atmosphere, vibrant food scene and easy access to the city centre. From weekend markets and boutique shopping to scenic walks along the Water of Leith, the area offers an enviable blend of convenience and character. Excellent transport links and everyday amenities are all within effortless reach.

Extras

The property is to be sold as seen.





Get in touch

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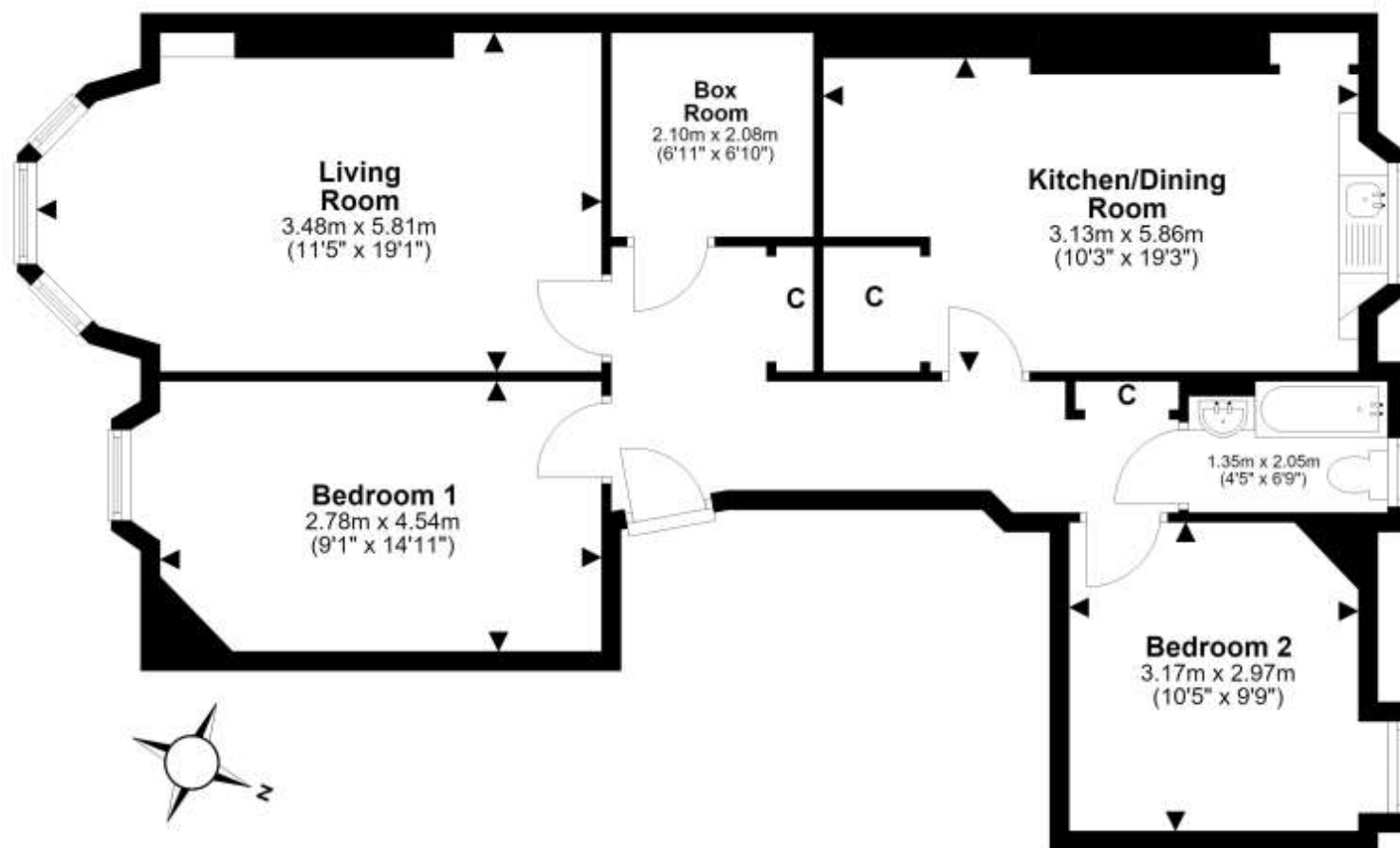
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.