

SIMPSON & MARWICK



4/1 India Place, Stockbridge, Edinburgh, EH3 6EH



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EPC: To be confirmed (0)

Council Tax -

Spacious and stylish 2-bedroom flat in the heart of Stockbridge.



- Bullet points
- Stylish 2-bedroom flat
- Spacious lounge/diner
- Modern integrated kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating
- Single glazed windows
- Communal gardens
- On-street permit parking
- Heart of Stockbridge location

Nestled in the vibrant Stockbridge area, this well-presented 2-bedroom flat offers a blend of style and functionality.

The first floor comprises a modern kitchen with integrated appliances including a fan oven, gas hob, and dishwasher, leading to a spacious lounge/diner perfect for entertaining. The flat features two double bedrooms, providing ample space for relaxation and rest. A stylish bathroom equipped with a three-piece suite adds to the convenience and elegance of this home.

The property benefits from single-glazed windows and efficient gas central heating, ensuring comfort throughout the year. Residents have access to communal gardens, while parking is facilitated by on-street permit options. The flat is in excellent condition and ideal for those seeking a move-in ready home.

Location

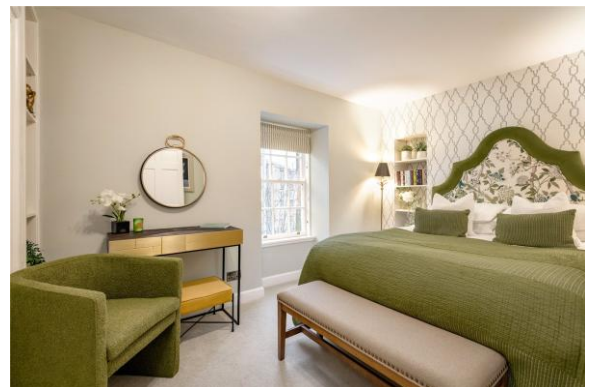
Stockbridge is renowned for its charming blend of boutique shops, cafes, and the Water of Leith. The area offers an array of local amenities and excellent schooling options. The City Centre is easily accessible by foot, providing convenient access to Edinburgh's cultural and historical attractions.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

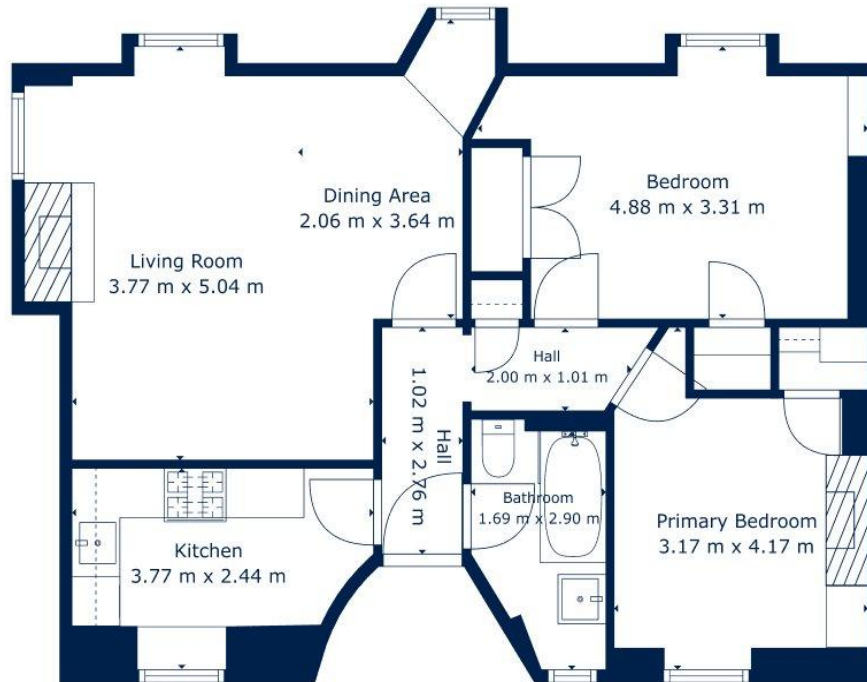
Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

4/1 India Place
Stockbridge, Edinburgh, EH3 6EH

Approx. Gross Internal Area:
785.765 Sq Ft (73 Sq M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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