

101B/1 St Stephen Street

STOCKBRIDGE | EDINBURGH | EH3 5AB

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An excellent opportunity to purchase this spacious two-bedroom first floor apartment, pleasantly positioned within this sought-after modern development located within the popular Stockbridge area of Edinburgh, within walking distance of Princes Street and George Street and within easy reach of excellent transport links. Forming part of a well-maintained modern block with private allocated underground resident's car parking together with secure door entry system and with a pleasant leafy outlook, this property offers comfortable, spacious and well-planned accommodation which has been maintained to an excellent standard throughout by the present owners and would provide an ideal purchase for a young professional or couple. There is access to a private garden which is great for relaxing and enjoying the sunshine and the property further benefits from gas central heating and double glazing. Early viewing is recommended! The property comprises: -

- Welcoming Hallway with excellent storage
- Spacious living room with Juliet balcony and access out to private garden/patio
- Well- equipped dining/kitchen with dishwasher & washing machine
- Two Double Bedrooms (both with built in storage), the master with an en-suite
- Bathroom with shower over bath and a heated towel rail
- Double Glazing and Gas Central Heating
- Secure door entry system
- Private garden/patio
- Allocated Parking Space in underground residents' car park

Energy Rating C. Council tax band F.

Included in the sale will be all blinds and curtains, the integrated appliances (washing machine, dishwasher, double-oven/grill, gas hob and fridge/freezer), light fittings and TV bracket.

Factor fees of £400 per quarter approx.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their amenities are well within walking distance. A great range of local schools also fall within the district, including Stockbridge Primary, Fettes and Edinburgh Academy. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



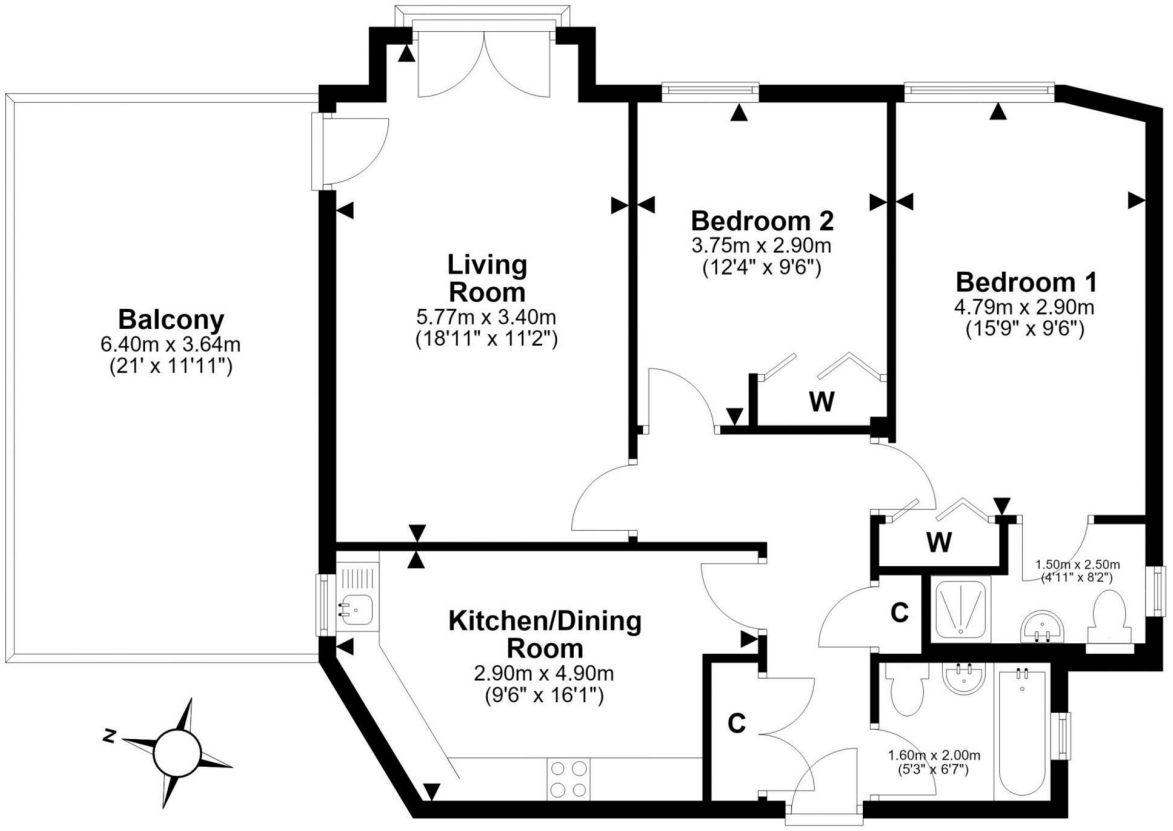












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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