NEILSONS

Solicitors & Estate Agents



Offers Over

£180,000

136 1F1 St Stephen Street

Stockbridge | Edinburgh | EH3 5AA

One bedroom flat in the heart of highly desirable Stockbridge, offering excellent potential for first-time buyers or those looking for a property they can personalise to their own taste. Ideally positioned to enjoy the excellent local amenities, independent shops, cafés and restaurants for which the area is renowned, this property would benefit from some modernisation but offers an exciting opportunity in a sought-after location.

- 1 bedroom
- 1 public room
- 1 bathroom
- Shared garden
- On-street parking
- EPC Band - D
- Council Tax Band - C



Description

The accommodation comprises an entrance hallway with a useful storage cupboard, leading to a light and airy lounge/dining room featuring an Edinburgh press and additional storage cupboard. An archway provides access through to the kitchen, which is fitted with a range of units and includes appliances. To the rear of the property is a well-proportioned double bedroom featuring a decorative fireplace and attractive window seat. Completing the accommodation is a shower room with partially panelled walls and a shower enclosure.

Further features include secure door entry system, electric heating and single-glazed windows.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





Gardens & Parking

Externally, there is access to a well-maintained shared rear garden, while on-street permit and metered parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; cooker, fridge-freezer, washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









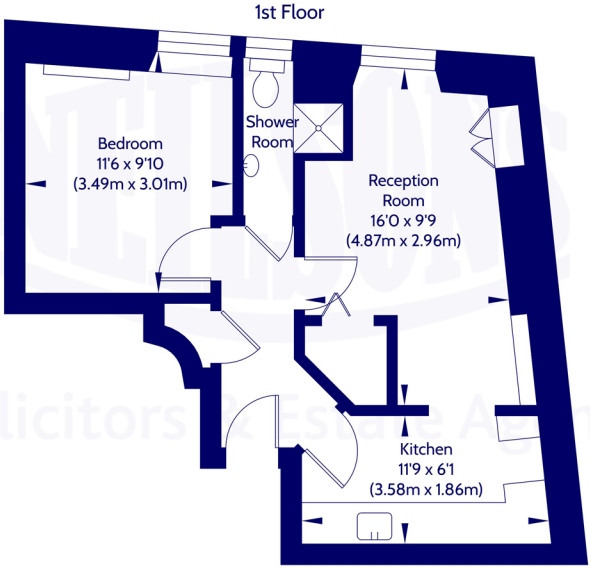
Location

Stockbridge offers a unique village atmosphere with a wealth of amenities, including independent and specialist shops, art galleries, bookshops, fashionable cafes, restaurants, and bars. A large Waitrose supermarket is situated nearby and there is the Stockbridge farmers market held every Sunday at Saunders Street offering fresh produce from independent traders. Nearby Craigleith Retail Park also offers more extensive shopping with a wide variety of high street stores. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include Glenogle Swim Centre with gym, open spaces of Inverleith Park & Royal Botanic Garden and the Water of Leith Walkway offering scenic walks/cycling opportunities.



Approx. Gross Internal Floor Area 38 Sq M / 408 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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