

COULTERS®

51 1F2 DEANHAUGH STREET

STOCKBRIDGE, EDINBURGH, EH4 1LR

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the Edinburgh's charismatic and highly regarded area of Stockbridge, this beautiful first floor flat embraces elegant period features with modern living. Forming part of a traditional stone building, the property has been recently redecorated and offers a great opportunity to create a charming home.

Opening onto a spacious hall with sanded and varnished wooden floors, along with a recessed store area with coat hooks. The engaging living room boasts ornate cornice work, further wooden floors and a delightful mantle and hearth which makes a lovely focal point in the room.

KEY FEATURES



Charming, well presented first floor flat.



Attractive, bright double bedroom.



Close to the Water of Leith and Inverleith Park.



On-street residents parking on the surrounding streets.



Located in the popular area of Stockbridge.



An array of independent retailers and cafes nearby.



The galley style kitchen has wall and base mounted cabinetry with integrated appliances comprising; gas hob, eye-level double oven, a fridge (with internal freezer compartment), washing machine and dishwasher.

Located to the rear of the building with a view to Veitch's Square, the double bedroom has a fitted carpet and radiator. The spacious bathroom has a shower over the bath, WC and wash hand basin. Large ceramic tiles surround the sanitary ware and are stylishly enhanced by the dark grouting.

Residents permit holder parking is available on St Bernards Row and the surrounding streets, whilst the attractive spaces of the Water of Leith, the Botanics and Inverleith Park are just a short walk away.



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THE LOCAL AREA

With a charming village feel and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live.

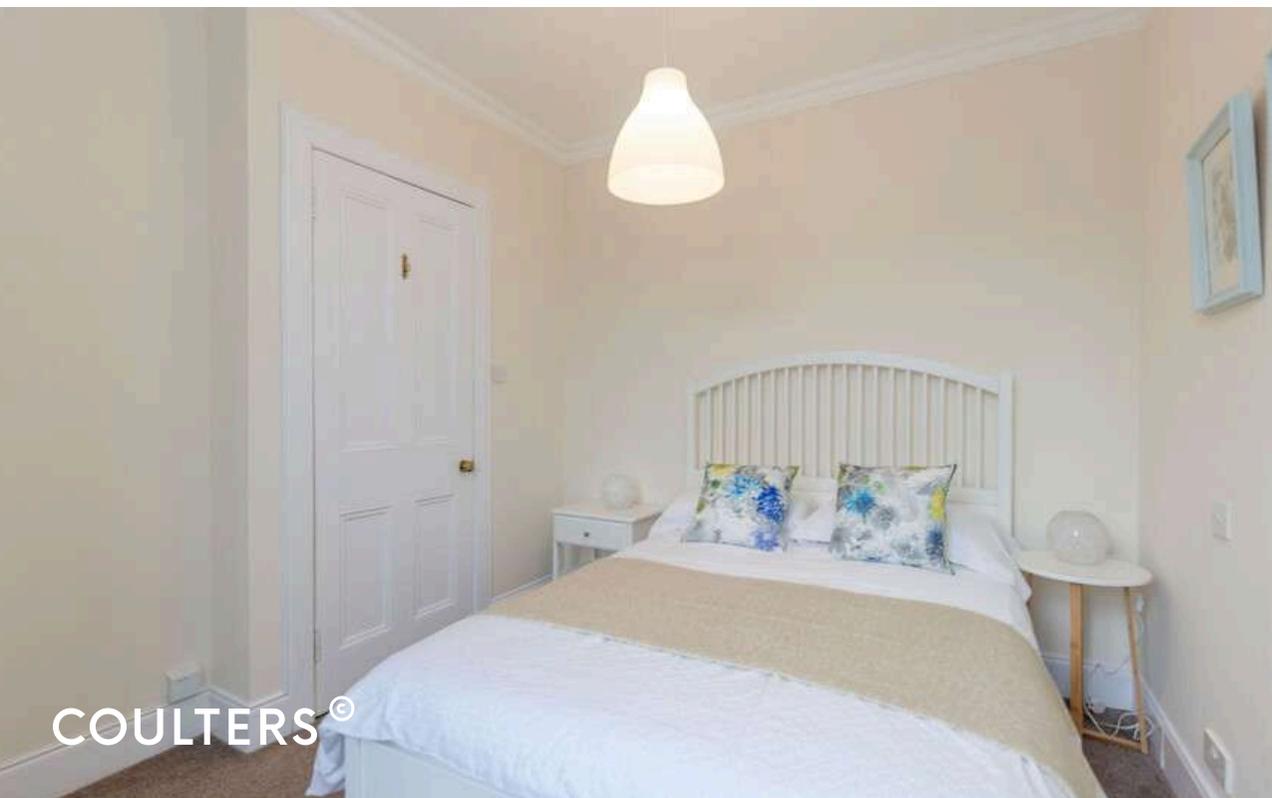
A pleasant stroll from the City Centre it is known for its selection of independent artisan shops, boutiques and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a Scotmid, Sainsbury's Local and Co-op Food. You will find a large Waitrose at Comely Bank and a Sainsbury's and Marks and Spencer at Craighleith Retail Park.

When it comes to picturesque walks and green spaces, you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey.

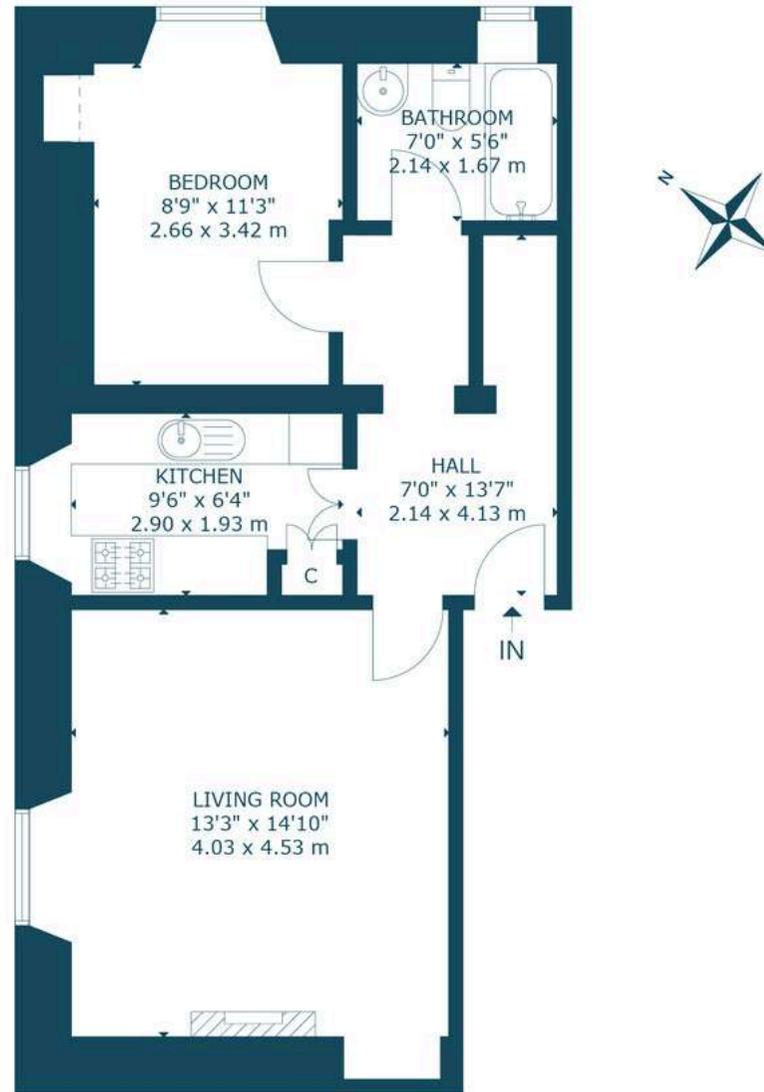
The area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 540 SQ FT / 50 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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FIRST FLOOR

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.