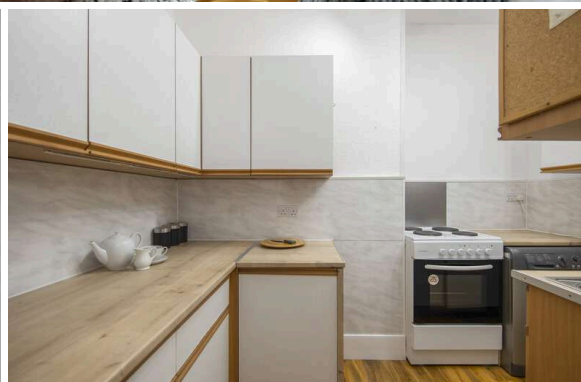




7/4 Leslie Place  
STOCKBRIDGE | EDINBURGH | EH4 1NG

**warner's**  
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## 7/4 Leslie Place

STOCKBRIDGE | EDINBURGH | EH4 1NG

This traditional two-bedroom flat nestled in the highly desirable area of Stockbridge offers a blend of classic charm and modern convenience. Situated within a bustling neighbourhood known for its quaint shops, cafes, and leafy streets, this property presents an ideal living space for those seeking both comfort and proximity to amenities.

The apartment boasts a spacious living room adorned with twin windows, allowing ample natural light to filter through. The generous dimensions of the living area provide flexibility for various furniture arrangements, perfect for both relaxation and entertaining. Additionally, there's a handy recess/box room adjacent to the living room, offering versatility as a potential office space or additional storage area.

The kitchen, situated separately, boasts attractive white units that lend a contemporary touch to the space. With ample storage and countertop space, it provides a functional environment for culinary endeavours and meal preparation.

The flat comprises two spacious double bedrooms, offering comfortable retreats for rest and relaxation. Each bedroom provides sufficient space for furniture placement and personalization, ensuring a cosy ambiance for residents.

Completing the accommodation is a modern bathroom featuring sleek fixtures and fittings, including a shower over the bath. The contemporary design enhances both functionality and aesthetics, providing a comfortable and stylish environment for daily routines.

Overall, this traditional two-bedroom flat in Stockbridge offers a delightful combination of characterful features and modern amenities, in brief it comprises -

- Spacious, twin windowed living room with office/study.
- Separate kitchen with well appointed units.
- Two, large double bedrooms.
- Modern family bathroom with shower over bath.
- Gas central heating.
- On street, permit parking and communal garden.

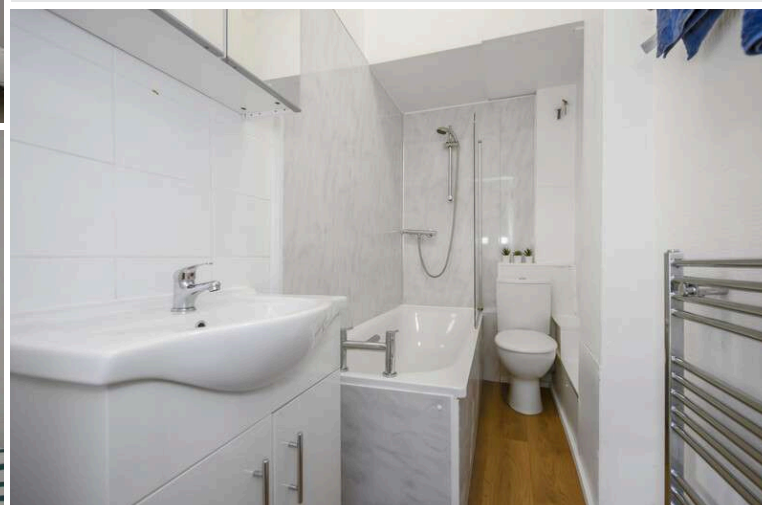
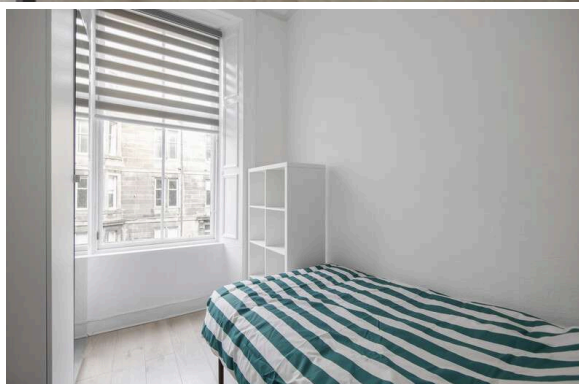
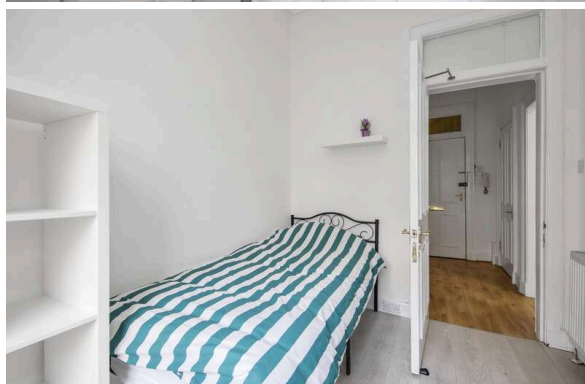
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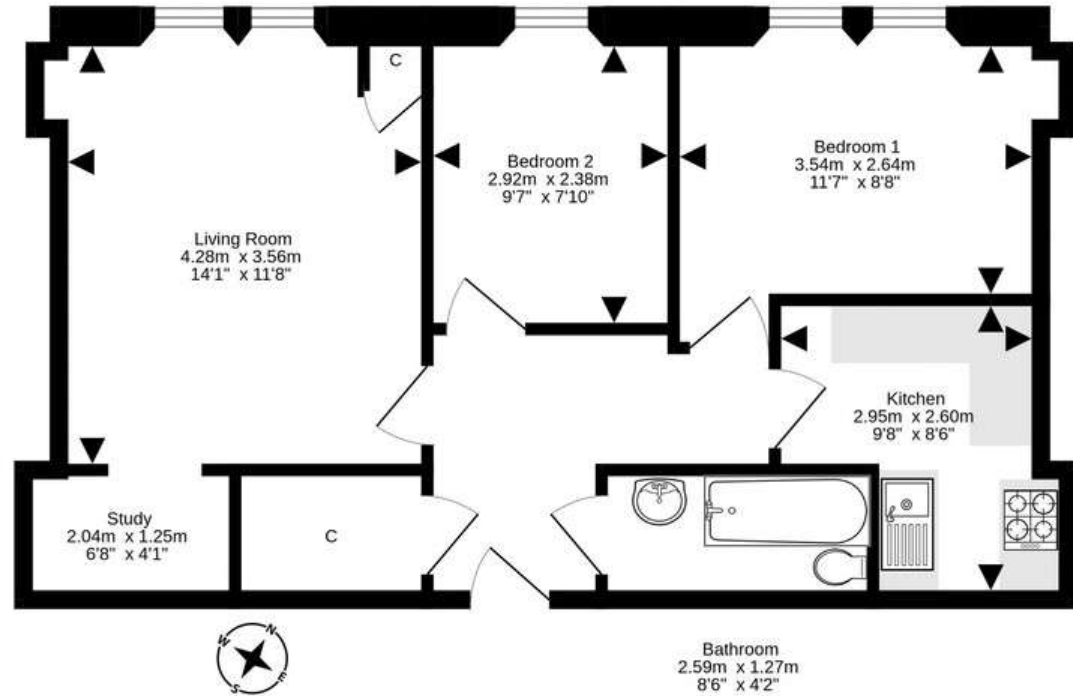
Included in the sale are all fixtures and fittings, and also the cooker, washing machine and fridge-freezer. EPC rating is C.

Fashionable Stockbridge has a great community spirit and offers a wealth of specialist shops, cafes and restaurants to its residents. Princes Street and George Street with all their amenities and attractions are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walkways. 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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