



11/5 Leslie Place, Stockbridge
EDINBURGH | EH4 1NF


warners
solicitors & estate agents



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Set in the heart of Stockbridge, one of the city's most desirable postcodes, is this immaculately presented first floor apartment. Moments from excellent amenities and the vast open green spaces of Inverleith Park the property boasts ornate period features, gas central heating and a well-kept communal garden and would make an ideal buy within easy reach of the city centre.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright bay windowed lounge with detailed cornicing, feature fireplace and convenient box room, a contemporary kitchen with attractive units, generous dining space and deep pantry cupboard, a spacious double bedroom overlooking the rear garden and the apartment is completed by an exquisite bathroom with shower over bath.

- Heart of Stockbridge location
- Traditional first floor apartment
- Ornate period features
- Well-kept communal garden
- True move in condition
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary dining kitchen
- Spacious double bedroom
- Luxury bathroom

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



Included in the sale is the oven, washing machine and the fridge and all blinds and curtains. Some furniture is available by separate negotiation. EPC rating is C.

The subjects are located in the fashionable Stockbridge area of Edinburgh - one of the city's premier postcodes. The area boasts a wealth of specialist shops, artisan cafes and restaurants and a Waitrose supermarket. Princes Street and George Street with all their exquisite amenities are well within easy walking distance. 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. The area is conveniently close for some of the city's best independent schools whilst being within the catchment of first-rate local state schools. The area benefits from the Dean Tennis club and is close to Westwood's gym. 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.



