

49/4 Patriothall

EDINBURGH, EH3 5AY



Two-bed flat within a red-brick former industrial building in the heart of Stockbridge



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McEwan Fraser Legal is delighted to present this two-bedroom apartment in a red-brick former industrial building in the heart of Stockbridge, an extremely desirable area. The flat is set within a secure gated development. The property is decorated neutrally and in walk-in condition, ready for the new owners to put their own stamp on it.

THE LIVING ROOM



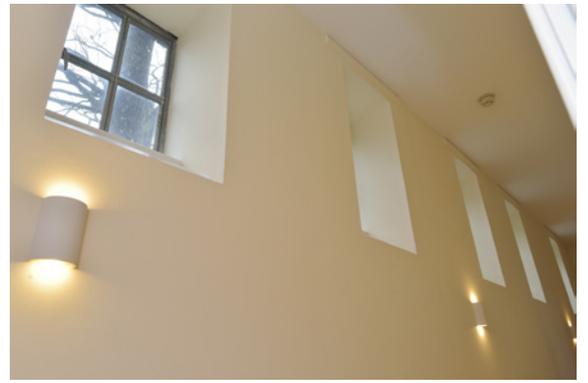
Inside, the property comprises an open-plan living, kitchen, and dining area. Flooded with natural light, from the floor-to-ceiling windows and door leading out onto a quaint balcony. The metal windows and doors give the apartment a modern, sleek industrial feel.

THE KITCHEN



Moving into the fully fitted kitchen, this offers ample cupboard storage and worktop space along with a gas hob, oven and cooker hood.





Bedroom one is a generous size with a double-fitted wardrobe, leading into a bright and fully equipped en-suite with beautiful white tiling and chrome towel rail. Bedroom two is another generous-sized room with fitted wardrobes, flooded with natural light from floor-to-ceiling doors, leading out onto an additional balcony. The main bathroom is fully tiled white with a modern three-piece suite and chrome towel rail.

THE BATHROOM



BEDROOM 1



a bright and fully equipped en-suite with beautiful white tiling and chrome towel rail



BEDROOM 2

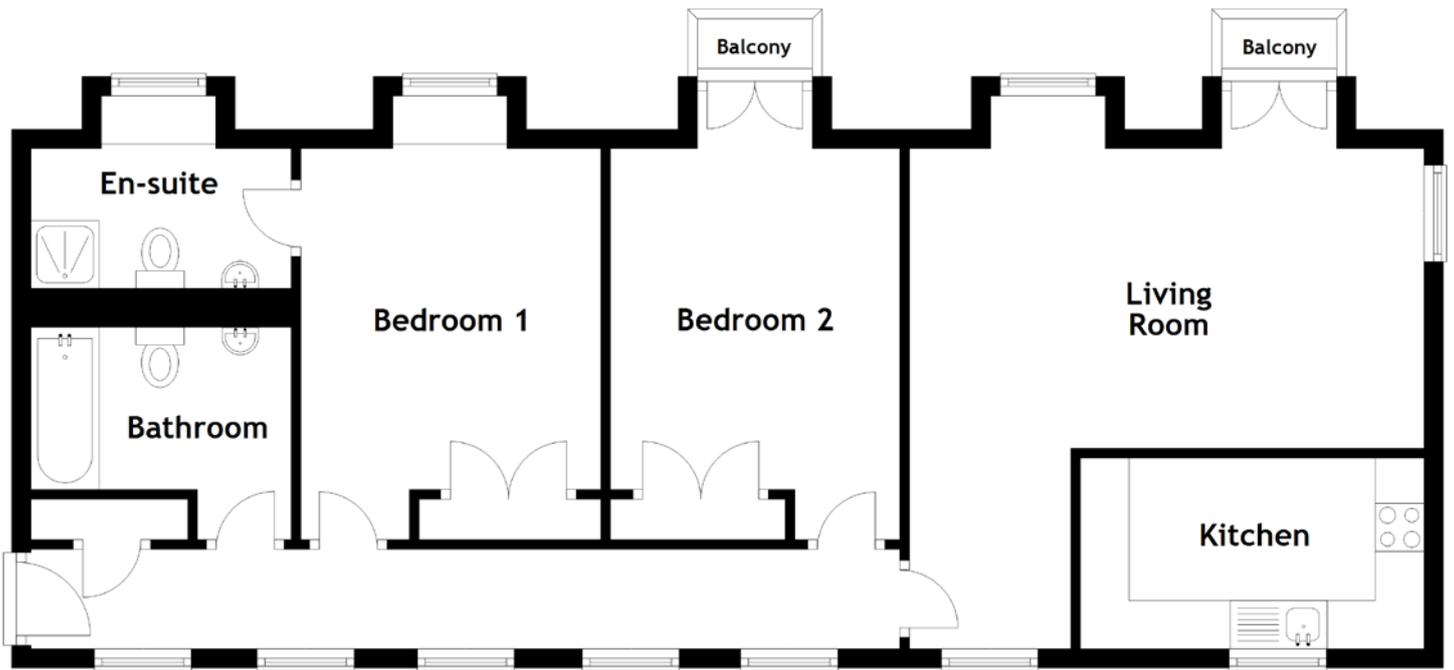


In addition to this, the property includes private parking and communal grounds. This is a rare opportunity to acquire a flat in the prestigious Patriothall development in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

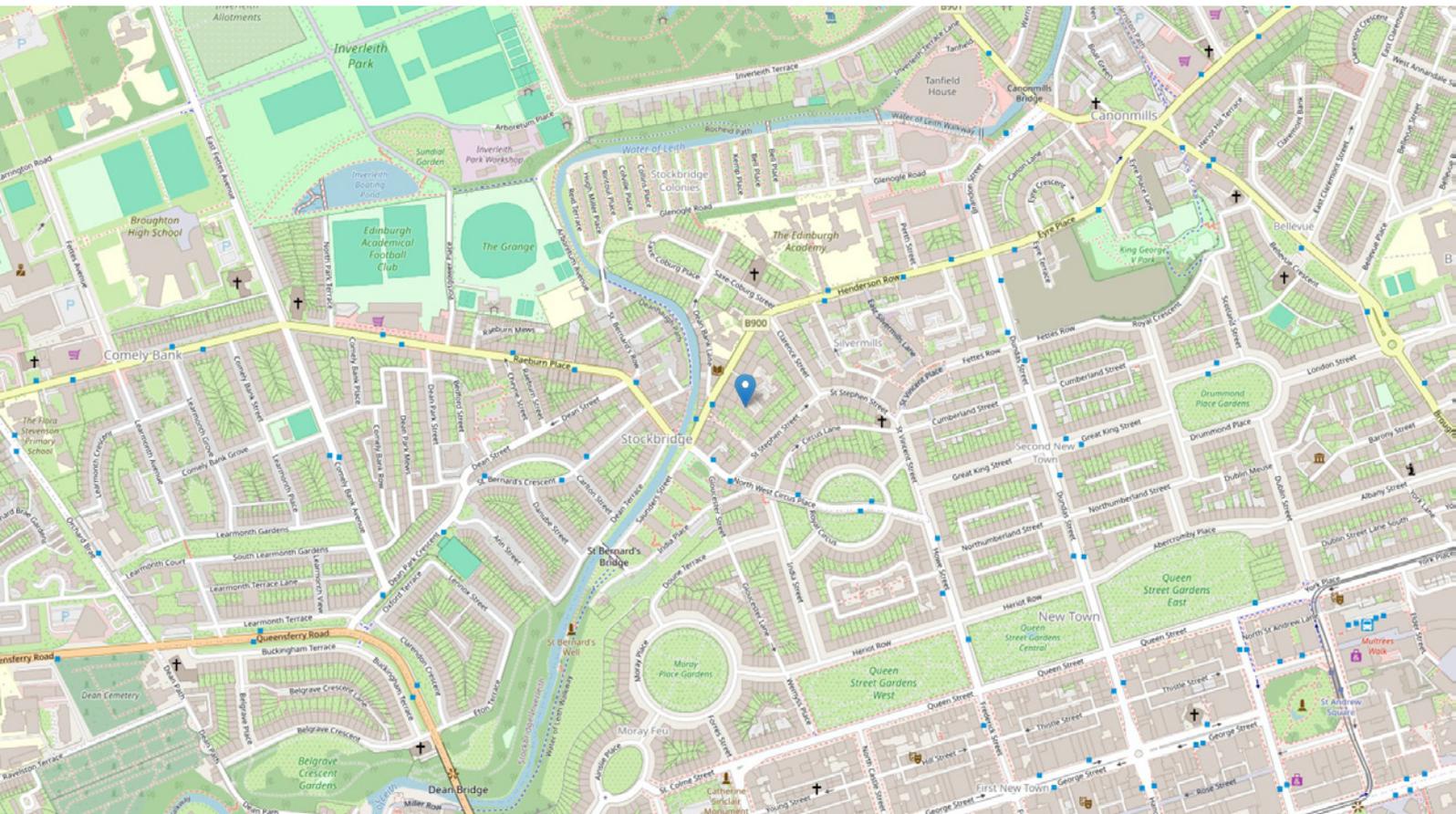


Approximate Dimensions
(Taken from the widest point)

Living Room 5.30m (17'5") x 5.19m (17")
 Kitchen 3.54m (11'7") x 1.98m (6'6")
 Bathroom 2.68m (8'10") x 2.19m (7'2")

Bedroom 1 4.06m (13'4") x 3.09m (10'2")
 En-suite 2.68m (8'10") x 1.45m (4'9")
 Bedroom 2 4.06m (13'4") x 2.98m (9'9")

Gross internal floor area (m²): 75m²
 EPC Rating: C



THE LOCATION

Many would consider Stockbridge/Comely Bank to be one of the city's best-served suburban shopping centres. As well as all the normal shopping facilities, the area provides some of the most unusual shopping opportunities as well as a wide choice of banking, building society and post office services. The Waitrose superstore at the far side of Comely Bank alone sets out to satisfy most families' normal daily requirements but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Stockbridge, Princes Street is often less than five minutes away.





No part of Stockbridge is more than three-quarters of a mile from Princes Street and for the energetic, this is a relatively easy walk, albeit uphill on the way there. Throughout the area are a number of interesting restaurants and bars. Once the novelty of these has been exhausted, it is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End.

This is the site of the Usher Hall, the Lyceum and Traverse Theatres as well as a number of cinemas including the Film House. For those who prefer their recreational facilities to be in the open air, Inverleith Park is within very easy reach whilst the Royal Botanic Gardens lies adjacent.

Nearby are Princes Street Gardens whilst from Warriston, the routes of a number of Edinburgh's old railway lines radiate out to provide fascinating and almost country-like walks throughout unvisited parts of the city.

All things considered, Stockbridge is a residential district of considerable appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre.



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