

COULTERS ©

# 128 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AD

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This stylish two bedroom maindoor apartment occupies a desirable location in cosmopolitan Stockbridge, just north of the city centre and prestigious New Town. Set over the ground and basement level, this converted flat offers well-presented accommodation with unique features that set it apart from other properties in the area. The front of the property has been recently repainted and makes for an attractive façade. Inside, on the ground level, there is a modern kitchen with grey gloss units, mirrored splashback, integrated appliances and a breakfast bar that can seat up to four people for casual dining. The room has great character and features intricate cornicing and hardwood flooring which also runs throughout much of the property. Down the hall, there is a good sized double bedroom with built-in mirrored wardrobes and doors that open onto the Juliette balcony which overlooks the gardens.

The living room, which is positioned downstairs, is spacious, and through a hidden door, links to a soundproofed games room with built in seating and table. Originally a cellar, this space is now perfect for those who want to party into the wee hours without disturbing the neighbours. Also on the lower level is a contemporary, fully tiled shower room and a double bedroom with built-in wardrobes and an en suite shower.

## KEY FEATURES

-  Maindoor ground & basement flat
-  Direct access to shared gardens
-  20 minute walk to Princes Street and Waverley
-  Two double bedrooms
-  Permit parking available
-  Minutes from Stockbridge & New Town shops



Direct access to the shared gardens can be gained from the bedroom and there is a sheltered seating area to be enjoyed. The windows are double glazed with the exception of the front facing windows which are single glazed and there is gas central heating. Permit and meter parking is available on St Stephen Street.

## EXTRAS

All blinds, curtains, light fittings and fitted flooring are included in the sale price. Other items are available via separate negotiation.



# THE LOCAL AREA

The property is in a much sought-after Stockbridge location. Fashionable bars and pubs, artisan shops and renowned eateries are all located nearby. A high amenity area, hairdressers, coffee shops, doctors, pharmacies, convenience stores and much more are on the doorstep. Princes Street, George Street and the newly opened St James Quarter are also just a brief walk away. There are plenty options for everyday shopping such as a Sainsbury's Local on Deanhaugh Street and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend in the centre of Stockbridge at Jubilee Gardens. Inverleith Park and The Royal Botanic Garden are in walking distance as is the picturesque Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, Drummond Lawn Tennis Club, Tribe Yoga and Bannatyne Gym, all situated a short distance from the property. Waverley train station, Edinburgh Bus Station and the Tram link to Edinburgh Airport are roughly a 20-minute walk.

# GET IN TOUCH



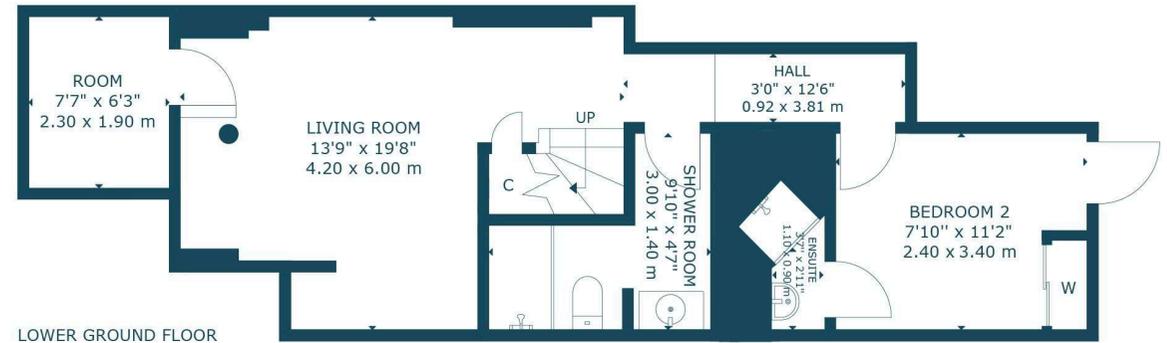
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



LOWER GROUND FLOOR



GROUND FLOOR

128 ST STEPHEN STREET, STOCKBRIDGE, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 840 SQ FT / 78 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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# 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.