



10 Collins Place,
Edinburgh, EH3 5JD



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Forming part of the historic Stockbridge Colonies is this most attractive main door lower flat with private garden. Providing spacious accommodation the property has gas central heating and enjoys a wealth of original features.

The accommodation comprises an entrance vestibule with wood flooring, hallway and a good sized lounge with window to rear, cupboard and attractive gas fire with tiled insert and wooden surround. The kitchen has been fitted with a range of modern base and wall units with window to rear and the cooker, fridge and washing machine shall remain. There is a well-proportioned bedroom with press cupboard, ceiling cornicing and window which overlooks the front garden. The shower room completes the accommodation and is fitted with a two piece suite with separate shower.

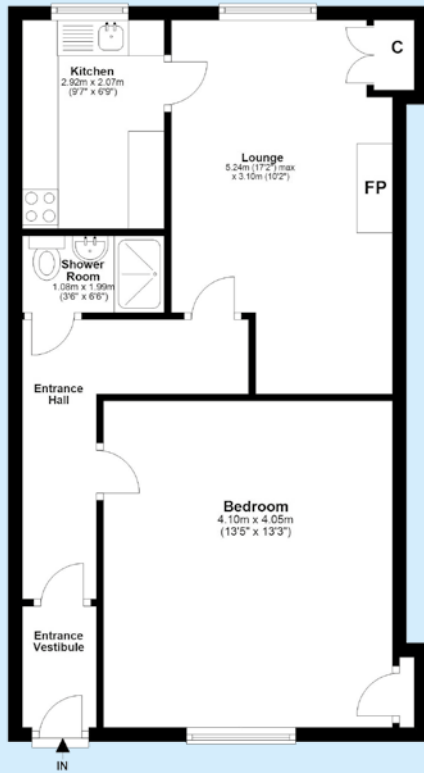
Externally there is a well-stocked exclusive garden to the front which is mainly laid to stone paving.

Early viewing of this lovely property is essential to fully appreciate the attractive accommodation offered in this highly sought after location.

Area Description

Stockbridge feels like a village in the middle of the city. Despite its proximity to the city centre (around 15 minutes on foot), the area offers a diverse range of small, independent stores. The area's bohemian feel blends with more upmarket and chic boutique stores and hosts a weekly farmers market. The area is full of pretty tearooms, sophisticated restaurants, cafes, and bars. Nearby Inverleith Park offers a green haven in the middle of the city, with the Botanic Gardens located nearby, too. With pleasant walking and cycling routes right on your doorstep, and excellent transport links across the city and further afield, Stockbridge is an incredibly sought-after area of the city.





Accommodation

Lounge:	5.23m x 3.1m	(17'2" x 10'2")
Kitchen:	2.92m x 2.06m	(9'7" x 6'9")
Bedroom:	4.1m x 4.04m	(13'5" x 13'3")
Shower Room:	1.98m x 1.07m	(6'6" x 3'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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