



lindsays

21 Stafford Street
Edinburgh, EH3 7NJ

"Stunning Main Door Ground and First Floor Apartment"

- Sought after central location
- Abundant amenities on the doorstep
- Contemporary and immaculately presented
- Stylish sitting room / dining room
- Open plan kitchen area off sitting room
- Impressive principal bedroom with ensuite
- 2 further double bedrooms
- Bathroom and additional ground floor WC
- Gas central heating
- Permit parking

EPC Rating C

OFFERS OVER £850,000



Description

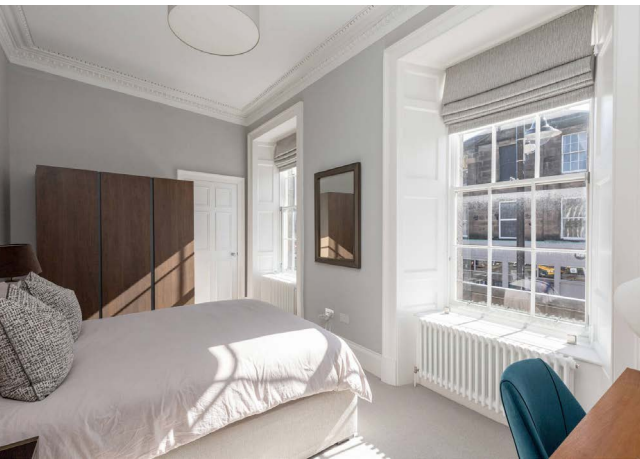
Forming part of an elegant 'B' Listed Georgian townhouse conversion, 21 Stafford Street is a truly stunning 3 bedroom main door ground and first floor apartment, located in the Edinburgh's sought after West End. The property is immaculately presented, generously proportioned and seamlessly blends a wealth of fine period features with high-end fixtures and fittings throughout. In brief the accommodation comprises – grand and welcoming entrance vestibule and hallway with an attractive curved stair, stylish sitting room / dining room open plan to contemporary fitted kitchen, impressive principal bedroom with triple windows and an ensuite shower room, 2 further good-sized double bedrooms, bathroom, and additional ground floor WC.

Area

Located in the very heart of the city's West End, Stafford Street could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet, a Sainsbury's and a Scotmid all within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.

Viewing

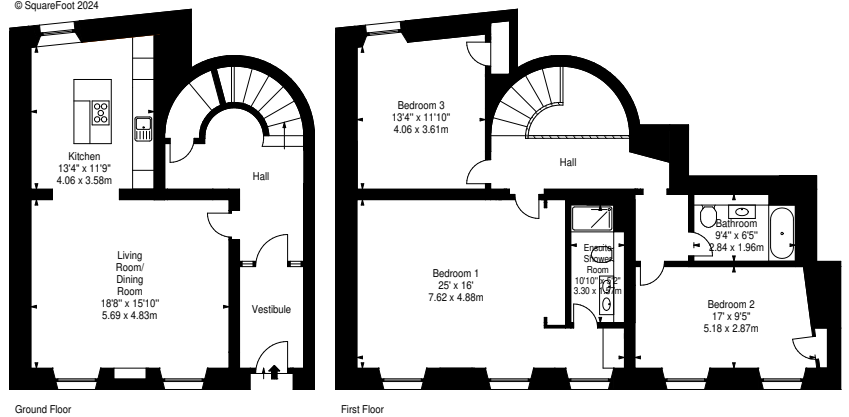
By appointment contact Lindsays 0131 229 4040.



Stafford Street,
Edinburgh,
Midlothian, EH3 7BJ



Approx. Gross Internal Area
1797 Sq Ft - 166.94 Sq M
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.