










Offers Over
£210,000

142 2F3 St Stephen Street

Stockbridge | Edinburgh | EH3 5AA

A superb opportunity has arisen to acquire this excellent one bedroom second floor flat pleasantly situated within the highly sought-after district of Stockbridge. With excellent local amenities and transport links, this makes for an ideal first-time or investment purchase. Early viewing suggested.

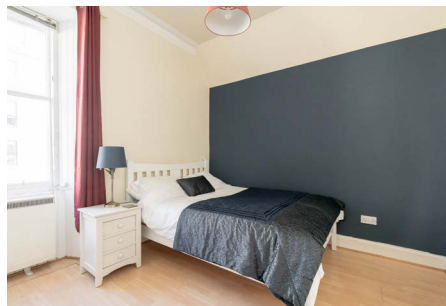
-  1 bed
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a walk-in condition comprising of; welcoming entrance hallway, bright and airy lounge/diner with an Edinburgh press cupboard, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and under-unit lighting while being finished with wooden units and a dark worktop, sizeable double bedroom with integrated storage and room for freestanding furniture, partially-tiled two-piece W/C, and a separate partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, electric heating and single glazing throughout.



Extras

Selected fixtures and fittings, including; all white goods, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a shared garden to the rear for residents to enjoy and for the car owner, there is on-street permit/metered parking to accommodate both residents and visitors alike.

There is a factor fee payable to EMB which covers stair cleaning, roof condition report two annual inspections, responding to any communal maintenance issues. The cost for 2024 is £322.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

St Stephen Street forms part of the vibrant cosmopolitan district of Stockbridge which hosts an excellent range of small independent retailers, financial services, a Waitrose supermarket and many popular bars and restaurants. Princes Street and George Street are within easy reach by foot or by way of frequent public transport services. Leisure facilities in the area include a choice of gyms, The Royal Botanical Gardens, Edinburgh Academy Sports Ground and the Grange Cricket and Tennis Club. The Water of Leith Walkway is also on hand providing lovely walks. The property is convenient for the Western General Hospital and Fettes Police Head Quarters. The City Bypass, which links the main Scottish motorway network is within an easy commute.

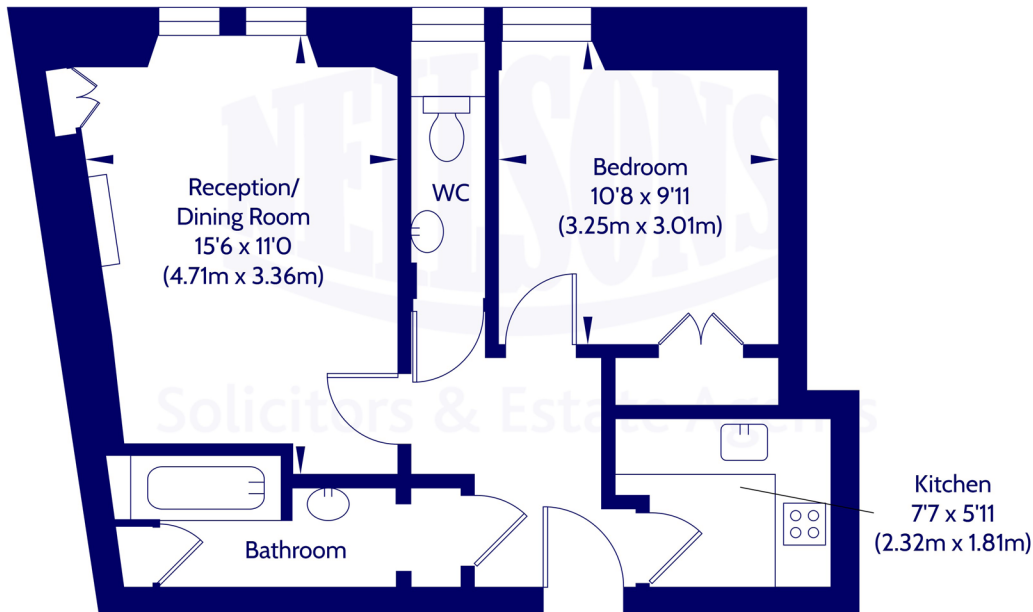


Second Floor

Approx. Internal Area 42.84 Sq M / 461 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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