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8a/3, Leslie Place, Stockbridge, Edinburgh, EH4 1NH

Beautifully Presented, One Bedroom, Lower Ground Floor Flat

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Property Description

Beautifully presented and freshly renovated, one-bedroom, lower ground floor flat with direct access to a rear garden. Located on a desirable residential street in Edinburgh's sought after Stockbridge district, just north of the city centre.

Comprises an entrance hall, living/dining room, kitchen, double bedroom and a shower room. Features include sash and casement windows, gas central heating, a secure entry system, TV and telephone points, original panelled doors and decorative cornices.

Externally, the property benefits from a patio area set within a mature, well-kept, shared rear garden, with ample permit on-street parking to the front and in the surrounding streets.

The entrance hall has a secure entry handset with sanded and varnished floorboards extending through into the very bright and well-proportioned living room which features built-in storage, space for dining furniture and french doors opening onto the rear garden.

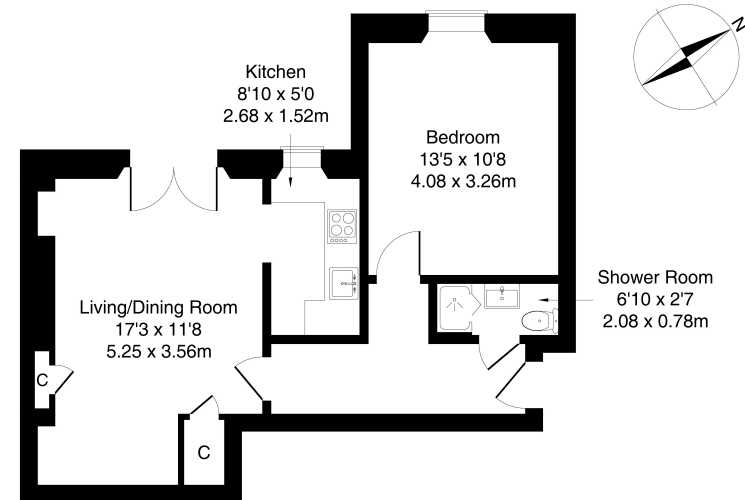
The kitchen is fitted with modern wall and base units, wood effect worktops, mosaic tiled splashbacks and a stainless steel sink. Appliances include an integrated ceramic hob, electric oven, extractor canopy, dishwasher, freestanding washing machine and fridge/freezer.

The double bedroom likewise features sanded and varnished floorboards, and offers a recessed window with original working shutters overlooking the rear garden and includes a freestanding wardrobe, with ample space for further bedroom furniture.

Set internally off the hall, the stylish fully tiled shower room is fitted with a modern white two-piece suite with a rain-head mains shower and ladder radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Stockbridge is situated within walking distance of the heart of Edinburgh's city centre, and has a bustling high street, offering an eclectic mix of speciality shops, restaurants, fashionable bars and delicatessens, giving the area an artistic, almost bohemian feel. A Sainsbury's Local can be found on Raeburn Place, and a Waitrose is situated at nearby Comely Bank. Craigmyle Retail Park at Blackhall offers a wide range of shopping facilities

including a Marks and Spencer, Sainsbury's superstore and Boots. The Royal Botanic Gardens, Inverleith Park and The Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by. Regular bus services provide access to most parts of the city.





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