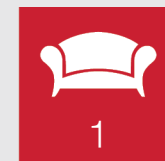




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60/1 Raeburn Place,

Stockbridge, Edinburgh,
EH4 1HG





Summary

This traditional one-bedroom (plus box room) first-floor flat has a highly desirable position in the heart of prestigious Stockbridge, enviably located a mere stone's throw from local amenities, award-winning restaurants, and regular bus links. It is also within brisk walking distance of Princes Street and Edinburgh's West End, placing all the city centre has to offer within easy reach. The property further boasts spacious accommodation finished with appealing décor throughout, which incorporates varnished wooden floorboards and well-retained period features. The flat will be in high demand across a broad spectrum of buyers. Extras: all fitted floor coverings, window blinds, light fittings, a gas cooker, a fridge/freezer, a dishwasher, and a washing machine to be included, whilst some furniture is available by separate negotiation.

Features

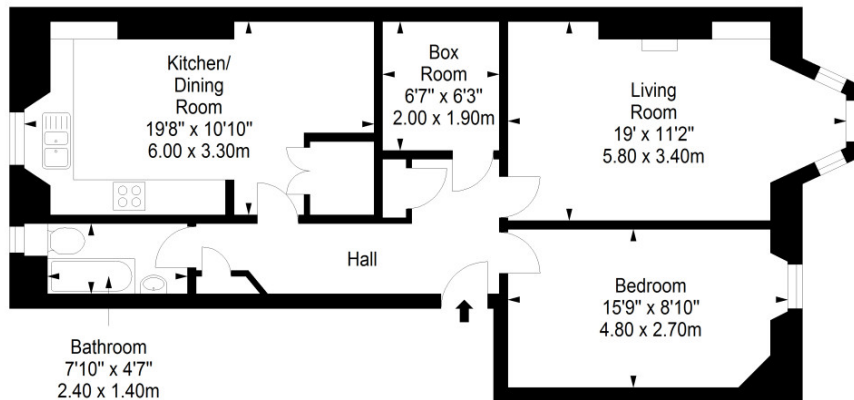
- Spacious and well-presented first-floor flat
- Part of a traditional tenement building
- In the New Town conservation area
- Near Inverleith Park and the botanic gardens
- Bright, south-facing aspect
- Welcoming hall with built-in storage
- Living room with bay window and fireplace
- Spacious kitchen/dining room
- Bright and airy double bedroom
- Versatile box room/home office/nursery
- 3pc bathroom with overhead shower
- Lawned communal garden
- Controlled permit parking (Zone N3)
- Gas central heating and double glazing



Floorplan



First Floor
Approx. 68.0 sq. metres (732.0 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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