



8/5 Leslie Place, Stockbridge, Edinburgh, EH4 1NH

Beautifully Presented, Two-Bedroom, Southerly Facing, First Floor Flat

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Property Description

Beautifully presented, two-bedroom, southerly facing first-floor flat, forming part of an impressive traditional tenement. Conveniently located in the vibrant and much sought-after area of Stockbridge, just south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

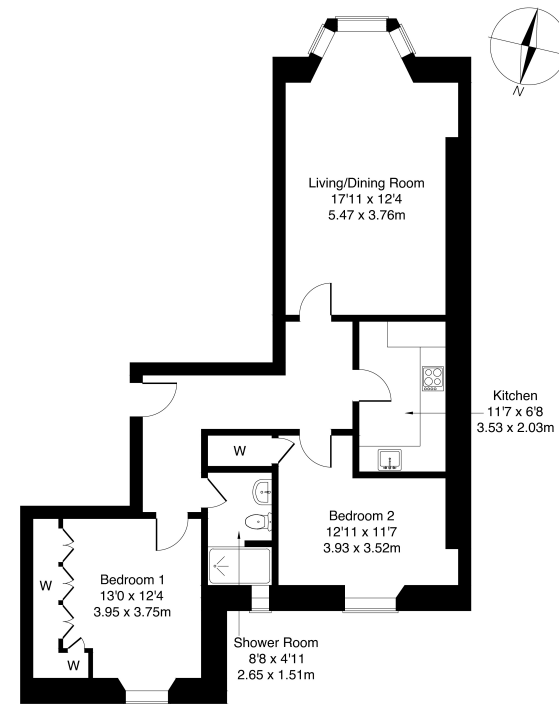
Tastefully finished and ready to move-in, features include a stylish fitted kitchen with appliances, a modern bathroom suite, and quality engineered wood flooring. In addition, there is gas central heating, double-glazed sash and case windows, high ceilings, a front-facing bay window, and period cornice work.

A well-kept communal stair has a secured entry system; whilst a well-maintained and secluded shared garden offers a relaxing refuge.

A welcoming entrance hall affords access throughout the property, and features quality engineered wood extending into the front-facing living/dining room. This impressive living area offers ample space for dining, and features plentiful natural light with a large southerly-facing bay window with fitted blinds, period cornice work and an open-press with shelves. Set internally off the hall, the stylish kitchen is fitted with modern white gloss units, marble-effect worktops with matching upstands, a tiled surround, LED kickplate lighting and a sink with drainer; with appliances including an integrated oven and induction hob, and a freestanding fridge/freezer, washing machine and dishwasher.

Set to the rear, bedroom one features light neutral decor, a large fitted wardrobe providing superb storage, carpeted flooring and coving; whilst bedroom two is similarly well-sized, with a built-in wardrobe, a deep open-press with shelves and engineered flooring. Completing the accommodation, the shower room is set to the rear, with a modern suite including an electric shower, tiled splash walls and flooring, spotlighting and a ladder-style radiator.

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Approximate Gross Internal Area: (829 sq ft - 77 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. Craighleith 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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