



12/1 CHEYNE STREET
STOCKBRIDGE
EDINBURGH
EH4 1JE

OFFERS OVER
£345,000

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
TWO BEDROOM
FIRST FLOOR FLAT
LOCATED IN THE HEART
OF STOCKBRIDGE CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING:
BY APPOINTMENT
TELEPHONE 07984 083 477
OR AGENTS 0131 524 3800
FOR AN APPOINTMENT

Situated within the popular and charming area of Stockbridge, the property is within easy walking distance of the City Centre. Cheyne Street enjoys all the benefits of city centre living with a wide variety of specialist shops, bistros, restaurants and other amenities. There is a Waitrose and a Sainsbury's supermarket nearby.

The impressive Water of Leith walkway leading to the Edinburgh cycle path network is close by whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are both within easy walking distance. There are excellent sporting facilities offering cricket, tennis and squash at the local Grange, Fettes and Dean Village leisure clubs.

The property is also convenient for a number of excellent schools on the north side of the city in both the state and private sectors. Regular bus services run close by giving easy access to the City Centre and beyond.

Internally the property is in excellent decorative order throughout and benefits from sash and case windows, gas central heating and good storage facilities. The range cooker and fridge/freezer are included in the sale.

The flat has access to a large shared and well-maintained communal garden. Resident permit parking is available on application to the City of Edinburgh Council.



PROPERTY DETAILS

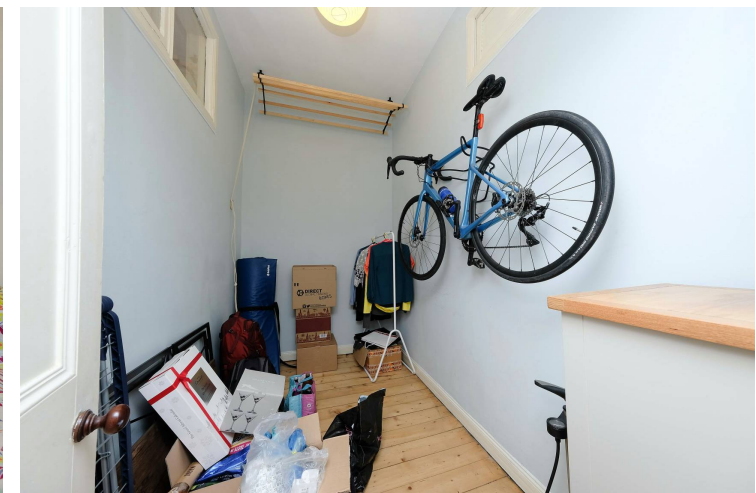
- * Welcoming and spacious entrance Hall with space for an office desk and chairs. Walk in storage cupboard. Entryphone handset.
- * Bright and spacious lounge with twin sash and case windows to front. Window shutters. Shelved wall press. Decorative cornice.
- * Fully fitted Dining kitchen with matching wall and base units. The range cooker is included in the sale together with the fridge/freezer. Plumbed for washing machine and dishwasher. Ample work surfaces with integrated stainless steel sink with drainer. Cupboard housing boiler. Space for large dining table and chairs. Window to side.
- * Large Double Bedroom with window to front with window seat with storage cupboards below. Window shutters. Cornice. Built in shelving.
- * Second Double Bedroom with window to side. Cornice.
- * Large Boxroom with borrowed light from Bedroom 1. Suitable for a variety of uses.
- * Stylish and recently refitted Bathroom with white three piece suite comprising bath with mixer shower above, wash hand basin with storage below and WC. Mirrored bathroom cabinet. Frosted window to side.



EXTERNAL:

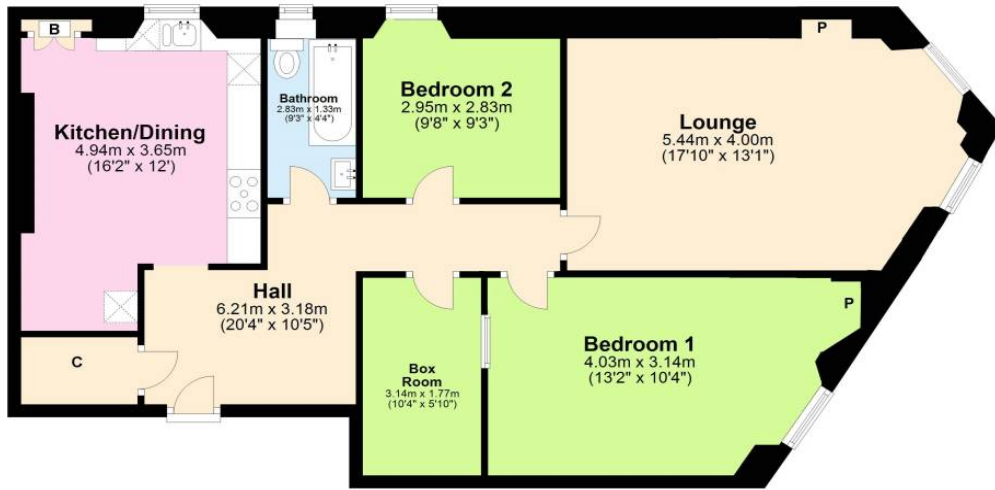
There is a large and secure communal garden to the side of the building accessed via a gate. Resident permit parking is available on application to the City of Edinburgh Council.

Energy Efficiency Rating: D





First Floor
Approx. 86.8 sq. metres (934.2 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

