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**30 CLARENCE STREET
STOCKBRIDGE
EDINBURGH**

This stunning drawing room flat forms part of a handsome sandstone Georgian terrace in one of the most sought after streets in Edinburgh's fashionable Stockbridge district.

Security entrance, Reception Hallway, Drawing Room, Dining Room, Dining Kitchen, Two Double Bedrooms, Bathroom, Gas Central Heating and Shared Gardens.

Offers over £270,000



GENERAL DESCRIPTION

A rare opportunity to purchase a unique property in the heart of Stockbridge. This elegant flat has recently been extensively and sensitively refurbished by the present owners to create a luxury city-centre home, which combines contemporary design quality with many original features. Inside, the property has been cleverly designed to provide spacious and flexible living. All the light and airy rooms open off an impressive reception hallway, which could easily be used as a dining hall. The beautiful drawing room has a floor to ceiling height window to the rear, overlooking shared gardens, and a wealth of period features, including an original marble fireplace, wrought iron balcony, and decorative cornice work. This room opens onto the dining room through a broad archway, flooding both rooms with light and creating a wonderful living space. The present owners prefer the open plan layout, but it could easily be used as two separate rooms by simply installing double doors. Both rooms have original, stripped Scots pine floors. The dining room has twin windows facing onto Clarence Street, along with an original marble fireplace and intricate cornicing. A door from the dining room leads through to a stunning, contemporary, L-shaped kitchen, with brushed stainless steel and walnut units, designer lighting and limestone flooring. The two light, tranquil double bedrooms are both at the rear of the property, overlooking the shared gardens. Bedroom1 has fitted floor to ceiling wardrobes

along the full length of one wall. Both bedrooms and the reception hallway are floored with newly-fitted sisal. The elegant bathroom has recently been completely overhauled and combines a classic white suite, with limestone flooring, cherry wood panelling, and a wet-room area with drench shower. The flat has a professional, programmable, designer lighting system throughout, and all of the windows are classic Georgian sash and casement with fully working shutters. There is ample storage space in the hallway, bathroom and bedroom1. Gas central heating runs off a combination boiler, which has recently been fully serviced.

SITUATION

Clarence Street is one of the most sought after Georgian terraces in the popular residential area of Stockbridge, half a mile north from Edinburgh's city centre. There are excellent local amenities, including a wide and interesting range of general and specialist shops, bars, cafes, and restaurants. The local library, health centre, excellent primary and secondary schools, gym and swimming pool are all within a few minutes' walking distance, as are the Royal Botanic Gardens and Inverleith Park. The area is well served by good bus links to the city centre and beyond.





ENTRANCE

Security-controlled entrance to the flat is through the main door to the building. The communal entrance and stairs to all floors are shortly to be fully refurbished - this work has already been paid for by the present owners.

RECEPTION HALL 26'8" X 10'2"

This impressive hallway provides access to all rooms in the property and is suitable as a dining hall. Features include a large, walnut and glass built-in cupboard providing ample hanging and storage space, low level wall lighting, and a Georgian fan light above the connecting door into the dining kitchen, providing natural daylight.

DRAWING ROOM 21'1" X 15'2"

This elegant public room has a floor to ceiling height window with working shutters and an external decorative wrought iron balcony, which overlooks shared gardens. The room has many fine features, including ornate cornice work, polished original floorboards, fixed shelving, low level wall lighting, a marble fireplace with decorative cast iron surround, and a shelved wall press. The room is presently open plan to the dining room via a feature archway, which could easily form two separate rooms by the addition of double doors, if desired.



DINING ROOM 21'1" X 15'2"

This superb twin-windowed room overlooks Clarence Street and has a second doorway through to the kitchen. It also has many attractive features, including the marble fireplace with decorative cast iron surround, open shelved press, working window shutters, low level wall lighting and polished original floorboards.

DINING KITCHEN 21'1" X 15'10"

(at widest point)

This large, light L-shaped room has two windows with working shutters facing on to Clarence Street. The bespoke kitchen has contemporary units in glass, walnut and brushed stainless steel finish, with matching worktop and integrated sink. Other features include a backlit frosted glass splashback and limestone floor. There is ample space for a table and chairs for informal dining.





BEDROOM 1 16'4" X 11'9"

This light, airy double bedroom has a rear-facing window with working shutters overlooking shared gardens. Floor to ceiling height fitted wardrobes run the full length of one wall. The bedroom is floored in newly-fitted sisal.

BEDROOM 2 16'0" X 12'9"

Another beautiful, tranquil double bedroom with rear-facing window with working shutters, overlooking shared gardens. Other features include deep coving and feature fireplace with decorative cast iron surround. The bedroom is also floored in newly-fitted sisal.

BATHROOM 11'3" X 6'4"

This stylish bathroom features a WC with concealed cistern, deep ceramic wash-hand basin, enamel bath and large, enclosed wet area with drench shower. The room is finished with limestone flooring, extensive tiling and cherry wood panelling. There are four concealed, built-in, mirrored cupboards, providing ample storage. The room also has a chrome-finished heated towel rail.

HEATING

The property has gas central heating throughout, operating off a combination boiler, which also provides instant hot water. There are modern cast iron radiators throughout the property.

GARDENS

There is a shared garden area to the rear of the property, accessed from St Stephens Street.





NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

ENTRY

By arrangement.

VIEWING

Thursday 7-8pm, Sunday 2-4pm
or by appointment Tel: Russel + Aitken on
0131 315 2638

PRICE

Offers over £270,000



virtual eTour available
on www.espc.co.uk

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