



# 23

**23 KEMP PLACE  
STOCKBRIDGE  
EDINBURGH**

This stylish and extensively refurbished double upper colony flat now displays a number of quality contemporary features and is set within Edinburgh's sought after Stockbridge district.

Entrance vestibule, reception hallway, sitting room, fabulous dining kitchen, three bedrooms and two stunning bathrooms.

GCH and private garden.

**Offers Over £320,000**

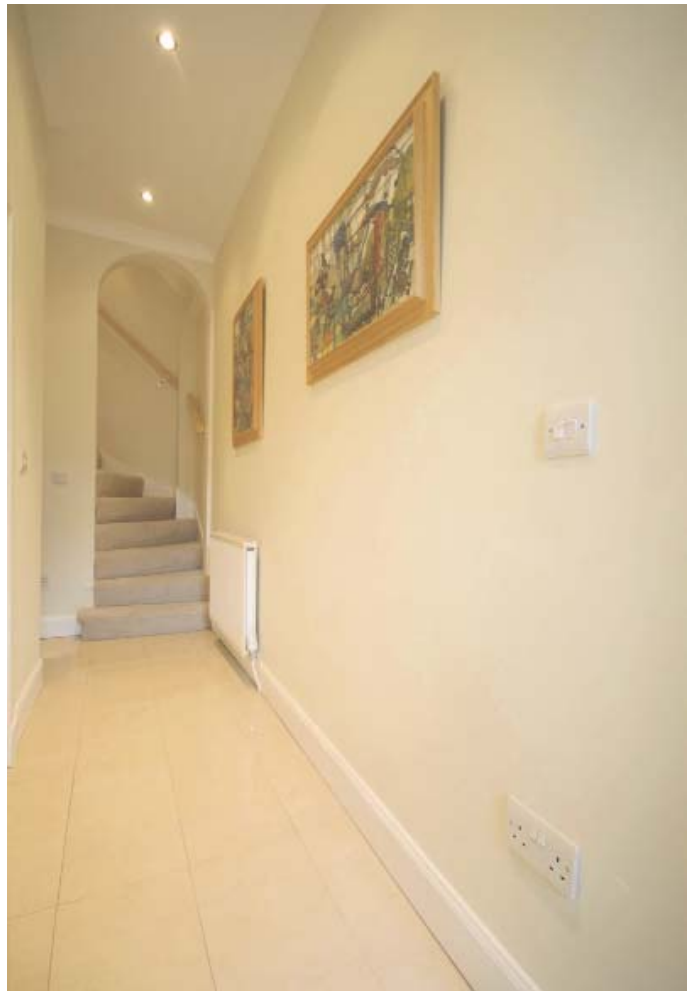


#### GENERAL DESCRIPTION

This stylish and extensively refurbished double upper colony flat now displays a number of contemporary features and forms part of Edinburgh's much sought after Stockbridge district. The internal layout comprises; an entrance vestibule/reception hall with stairs leading to the upper hall. The attractive sitting room has front facing window and feature fireplace. The fabulous kitchen displays a stylish range of modern units, has window to the rear and provides ample space for informal dining. The lower bathroom also has window to the rear and displays a stunning 4 piece suite. The upper hall gives access to all three bedrooms and the property's second stunning bathroom. The property's features gas central heating and externally there is a private enclosed garden to the front. Internal viewing is strongly recommended to fully appreciate the many fine features of this stylish and impressive home.

#### SITUATION

Stockbridge is within easy reach of the City Centre has everything that a modern city can offer in terms of facilities; commercial and financial services, amenities and communications. There are local shopping facilities in nearby Stockbridge along with those available on Princes Street and George Street, together with banking. There is easy access to a wide choice of bars, restaurants and bistros and to the city's many cultural activities including galleries and theatres. Leisure facilities are well catered for with a choice of gyms, cinemas, the Royal Botanic Gardens and the Water of Leith Walkway provide lovely walks. Regular bus services run to and from many parts of the City Centre and surrounding areas, and Waverley Railway Station is also within easy reach.





**ACCOMMODATION**

(All Sizes Approximate)

**ENTRANCE VESTIBULE**

Gained via original timber panelled door with fanlight above. Displays coving, tiled floor and glass panelled door to the reception hall.

**RECEPTION HALL**

The reception hall provides access to all lower floor rooms and has stairs leading to the upper hall. Displays a tiled floor and coving.

**SITTING ROOM**

**13'9" x 12'10" 4.18m x 3.91m**

This attractive room has front facing window with working shutters overlooking gardens. The room displays ceiling rose, coving, polished floorboards and fireplace with shelved press to the side.

**DINING KITCHEN**

**16'10" x 10'0" 5.14m x 3.06m**

This bright stylish room has rear facing window overlooking gardens and provides ample space for informal dining. The room features a contemporary range of kitchen units with granite worktop that incorporates a number of integrated appliances that will be included in the sale price. Displays coving, splash and floor tiling.





**LOWER BATHROOM**

**13'1" x 8'0" 4.00m x 2.42m**

Without doubt one of the property's finest features is the large stylish bathroom. The room displays a four piece suite in classic white. Displays extensive wall tiling, heated towel rail, storage cupboard and heated tiled floor.

**UPPER HALL**

The upper hall gives access to all remaining rooms and has hatch to the attic space.

**BEDROOM 1**

**12'9" x 11'2" 3.90m x 3.41m (into bay)**

This double bedroom has front facing dormer bay window overlooking gardens. Displays coving, part combed ceiling and access to the eaves.

**BEDROOM 2**

**12'8" x 6'1" 3.85m x 1.86m**

This front facing bedroom with velux window display coving, part combed ceiling and built-in wardrobe area with mirrored doors.

**BEDROOM 3**

**13'1" x 8'4" 3.98m x 2.55m (at widest point)**

The property's third bedroom has rear facing dormer bay window overlooking gardens. Displays part combed ceiling and built-in wardrobe area with mirrored doors.

**UPPER BATHROOM**

**8'7" x 5'6" 2.47m x 1.69m**

Another stylish bathroom which displays a white three piece suite. Displays extensive wall tiling, heated towel rail, heated tiled floor and shower over the bath.



**HEATING**

The property has a system of gas central heating.

**GARDEN**

The property has a private enclosed garden to the front which is mainly lawn with access to external store.

**ENTRY**

By Arrangement.

**VIEWING**

Thursday 7-8pm, Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers Over £320,000

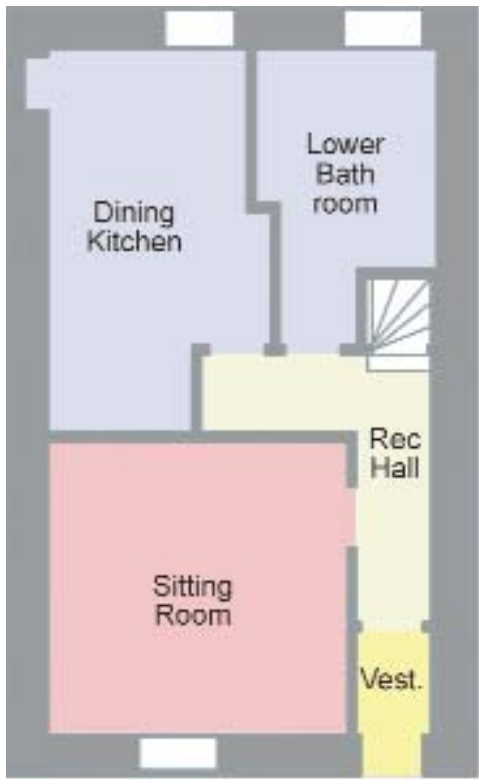
**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers 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.



**sold on style™**

If you are, call us to find out more about our bespoke service.



Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale

