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**101B/16 ST STEPHEN STREET
STOCKBRIDGE
EDINBURGH**

This stylish fifth floor apartment, with private garage, boasts an attractive panoramic view over northern Edinburgh and is situated within the City's fashionable Stockbridge/New Town district.

Secure entrance with passenger lift, reception hall, lounge with decorative balcony, dining sized kitchen, two double bedrooms, master en-suite shower room and principal bathroom.

Gas central heating, double glazing, private individual garage and large attic space.

Offers Over £225,000



GENERAL DESCRIPTION

This stylish fifth floor apartment forms part of a popular modern development situated within the City's fashionable Stockbridge/New Town district. Internally the accommodation displays many attractive features including quality hardwood flooring and one of its most appealing attributes is the superb open panoramic view over northern Edinburgh, towards the Firth of Forth with Fife beyond. The apartment also benefits from a private individual garage and large attic storage space above the entire flat. The internal layout comprises: a reception hall with access to the majority of rooms. The lounge has French doors that open on to a small decorative balcony. The dining sized kitchen features a modern range of units which incorporate integrated appliances. Both double bedrooms enjoy the superb outlook and bedroom one has the added advantage of an en-suite shower room. Finally the principal bathroom is situated off the reception hall. The property specification includes modern gas central heating operating off of a combi boiler and all windows are double glazed.

SITUATION

The property is situated in the much sought after New Town district of Edinburgh, less than one mile north of the City Centre and borders the fashionable Stockbridge district. The property is ideally located for excellent local services and amenities. Both Princes Street and Stockbridge are within easy walking distance where there is a large variety of shops, cafes and restaurants. The St Andrews Square Bus Station and Waverley Railway Station are also both within easy walking distance and regular bus services run close by to Princes Street and to many other areas.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

The building is gained via a security entry door with stairs/passenger lifts to all floors.

RECEPTION HALL

L shaped hallway providing access to all apartments. Wall mounted entry phone, deep walk in cupboard with double doors, shelved airing cupboard and hatch to the attic.

ATTIC

There is a spacious, fully floored private attic above the entire flat offering excellent storage space.

LOUNGE

18'10" x 11'4" 5.74m x 3.45m

This bright spacious lounge has French doors opening on to a small decorative balcony and enjoys a spectacular view over northern Edinburgh with Fife beyond. Ample space for dining table if required.

DINING KITCHEN

16'4" x 9'7" 4.98m x 2.92m

This stylish dining sized kitchen displays an extensive range of modern units in beech. Included in the sale price and incorporated into the design are the stainless steel gas hob with matching oven, extractor hood, integral fridge freezer, washer dryer and dishwasher. Ample space for informal dining.

BEDROOM 1

15'3" x 9'7" 4.65m x 2.92m

The master bedroom also boasts spectacular views. The room features built-in mirrored wardrobe providing hanging and shelved storage and door leads through to the en-suite shower room

EN-SUITE SHOWER ROOM

6'7" x 5'3" 2.01m x 1.60m

Luxury shower room has window to the side and features a three piece suit comprising WC, pedestal wash basin and folding door shower compartment with power shower.



**Schematic Diagram only - Not to scale****BEDROOM 2**

12'1" x 9'6" 3.68m x 2.90m

The property's second double bedroom also enjoys an attractive open outlook.

BATHROOM

6'6" x 5'6" 1.98m x 1.68m

This room has window to the side and features a three piece suite comprising WC, pedestal wash hand basin and bath with power shower over.

HEATING

The property has a system of gas central heating operating off a combi boiler.

DOUBLE GLAZING

The property is fully double glazed.

GARAGE

A large private individual garage with store cupboard is situated off West Silvermills Lane to the rear of the building.

FACTORS

The property is factored and maintained by Ross and Liddell. The annual fee is approximately £1000 payable monthly and includes buildings insurance.

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600 or client on 07531 906 802.

PRICE

Offers Over £225,000

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.