



2

**2/1 STANHOPE STREET
WEST END
EDINBURGH**

This delightful ground floor flat with private garden and parking is peacefully situated within Edinburgh's fashionable West End district.

Secure entrance, reception hall, lounge/dining room, stylish breakfasting kitchen, two double bedrooms, master en-suite, bathroom. Gas central heating and double glazing. Private south facing walled garden and parking.

Fixed Price £295,000



GENERAL DESCRIPTION

This delightful ground floor flat forms part of a small modern courtyard development which is situated within Edinburgh's fashionable West End district. The property is well presented throughout and has the added benefits of private parking and its own south facing walled garden. The well planned accommodation has an internal layout comprising; a reception hall with access to all rooms and has walk-in cupboard off. The lounge/dining room is a bright room with window and patio doors on to the garden. The stylish breakfasting kitchen has window overlooking the courtyard as does the master bedroom which has modern en-suite shower room off. Bedroom two is a large double overlooking the private garden and finally the internal bathroom is situated off the reception hall. The property specification includes gas central heating and is double glazed.

SITUATION

Stanhope Street is situated within Edinburgh's West End district and is therefore ideally placed for those working within the city centre or to the West of the city, or wishing to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. The property is also well placed for Haymarket Railway Station and its excellent links to much of the West of Scotland and north of Edinburgh (including Fife and Glasgow). Within the immediate vicinity there are excellent amenities to meet everyday needs including a wide range of shops, supermarkets, banks and schools at both state and fee paying levels with recreational activities well provided for by way of public parks, Water of Leith Walkway, art galleries, restaurants, bars and bistros along with a wealth of historical landmarks.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

The shared entrance hall is gained via a secure entry door with carpeted stairs to the upper floor.

RECEPTION HALLWAY

The reception hall provides access to all main rooms within the property. Displays quality oak flooring and has walk-in storage cupboard off.

LOUNGE/DINING ROOM

17'1" x 12'8" 5.20m x 3.86m

This bright spacious room has south facing window and patio doors overlooking and leading out on to the private garden. The room displays quality oak flooring and provides ample space for both sets of furniture.

BREAKFASTING KITCHEN

11'6" x 6'0" 3.51m x 1.78m

This breakfasting sized kitchen has window overlooking the landscaped courtyard. The room features stylish modern units with worktop, splash back tiling and 1 1/2 inset sink. Included in the sale price and incorporated into the design are the six burner stainless steel gas hob, fan assisted oven,

microwave, extractor hood, dishwasher, washer dryer, fridge freezer and waste disposal. The room display a coordinated table which is ideal for informal dining.

BEDROOM 1

14'4" x 9'2" 4.38m x 2.80m

The property's master bedroom has window overlooking the landscaped courtyard. A large double sized room with door leading through to the en-suite shower room.

EN-SUITE SHOWER ROOM

7'7" x 4'1" 2.32m x 1.25m

This bright room has window on to the courtyard and features a three piece suite comprising WC, wash hand basin and enclosed shower tray with mains shower over.

BEDROOM 2

13'0" x 9'9" 3.93m x 2.96m

This large double bedroom has window overlooking the private garden and features a fitted wardrobe.

BATHROOM

7'7" x 5'8" 2.32m x 1.71m

This room features a three piece suite. Comprises; WC, wash hand basin and bath with mains shower over.



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Schematic Diagram only - Not to scale

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is double glazed.

GARDENS

The courtyard garden is situated off Stanhope Street and displays various planted areas. To the rear of the property there is an enclosed south facing walled garden with planted and sun patio areas.

PARKING

A private parking space is set within the landscaped courtyard with additional spaces for visitors.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600

PRICE

Fixed Price £295,000

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.

