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**4/1 INDIA PLACE
STOCKBRIDGE
EDINBURGH**

This delightful first floor flat forms part of a historic 18th Century Georgian building known as Duncan's Land within Edinburgh's highly sought after Stockbridge.

Security entry, reception hall, sitting room, kitchen, two double bedrooms and bathroom.

Gas central heating and shared gardens.

Offers Over £205,000



GENERAL DESCRIPTION

The delightful first floor flat forms part of a handsome Georgian building within Edinburgh's fashionable and much sought after Stockbridge district which lies on the Northern edge of Edinburgh's classical New Town. The building also boasts some historic interest being the birthplace of the renowned 19th Century artist, David Roberts and has plaque confirming this. The property boasts a number of attractive features and has an internal layout comprising; Stone spiral staircase which is shared with one other owner and has front door to the reception hall. The sitting room has front and side facing windows as well as feature gas fire. The kitchen has window to the rear overlooking garden. Both bedrooms are doubles and feature built-in wardrobes. Finally the bathroom has window to the rear and features a white three piece suite. The property's specification includes gas central heating. Externally there is an attractive shared walled garden to the rear.



SITUATION

The property is situated in the sought after residential area of Stockbridge less than one mile north of the City Centre. Stockbridge provides excellent local shopping facilities including many interesting and unusual shops and there is a supermarket a short distance away at Comely Bank which also has numerous bars and restaurants. Recreational amenities in the locality include the nearby Royal Botanic Gardens and Inverleith Park and there is a swimming pool and gym within walking distance on Glenogle Road. There are pleasant walks along the nearby Water of Leith and the main business centres of the City are within easy walking distance. Regular bus services run close by to the City Centre and to many other areas.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

Gained off walled garden via security entry door with stone turret staircase leading to upper floors.

RECEPTION HALLWAY

This L shaped hall gives access to all rooms and has cupboard off.

SITTING ROOM

16'0 X 14'6 (4.88M X 4.42M)

This attractive has room has two front facing windows with additional window to the side overlooking India Place. Focal point is the stone fire surround with inset living flame gas fire.

KITCHEN

12'11 X 6'3 (3.94M X 1.83M)

This separate kitchen has rear facing window overlooking gardens and towards North Circus Place. The room features modern unites with work top, sink and splash back tilling.

BEDROOM 1

12'6 X 9'2 (3.81M X 2.81M)

This double bedroom has front facing window overlooking India Place. This room features two built in wardrobes and shelving which provides excellent storage space.

BEDROOM 2

10'0 X 9'4 (3.05M X 2.85M)

This double bedroom has rear facing window overlooking gardens. The room features a stone fire surround and has built in wardrobe.

BATHROOM

7'9 X 4'11 (2.35M X 1.50M)

This room has rear facing window with cupboard below and features a three piece suite with mains shower over the bath.

CENTRAL HEATING

The property has gas central heating.

GARDENS

To the rear of the property there is an attractive shared walled garden with seated areas.

ENTRY

By Arrangement

VIEWING

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

PRICE

Offers Over £205,000



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.

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



Schematic Diagram only - Not to scale

