

**12/3 CHEYNE STREET
STOCKBRIDGE
EDINBURGH
EH4 1JE**

**OFFERS OVER
£345,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**STYLISH
TWO BEDROOM
SECOND FLOOR FLAT
LOCATED IN THE HEART
OF STOCKBRIDGE CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

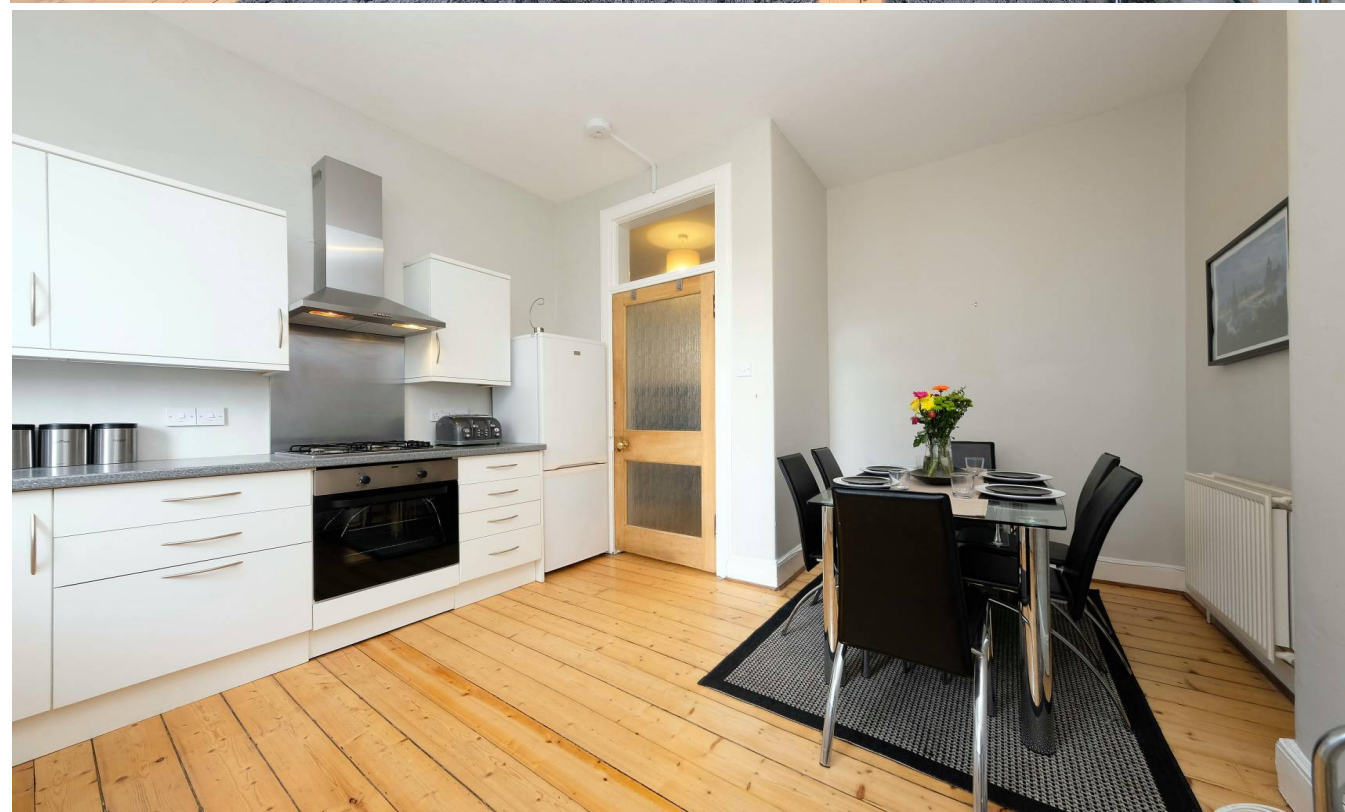
Situated within the popular and charming area of Stockbridge, the property is within easy walking distance of the City Centre. Cheyne Street enjoys all the benefits of city centre living with a wide variety of specialist shops, bistros, restaurants and other amenities. There is a Waitrose and a Sainsbury's supermarket nearby.

The impressive Water of Leith walkway leading to the Edinburgh cycle path network is close by whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are both within easy walking distance. There are excellent sporting facilities offering cricket, tennis and squash at the local Grange, Fettes and Dean Village leisure clubs.

The property is also convenient for a number of excellent schools on the north side of the city in both the state and private sectors. Regular bus services run close by giving easy access to the City Centre and beyond.

Internally the property is in excellent decorative order throughout and benefits from sash and case windows, gas central heating and good storage facilities. The integrated kitchen appliances are included in the sale together with the washing machine, dishwasher and fridge/freezer. Other items may be available through separate negotiation. Please note the wall mounted light fitting in the lounge will be removed prior to completion of sale.

The flat has access to a large shared and well-maintained communal garden. Resident permit parking is available on application to the City of Edinburgh Council



PROPERTY DETAILS

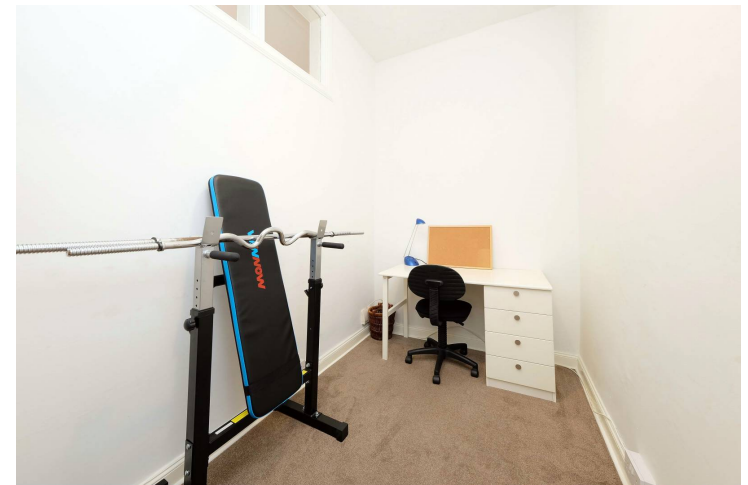
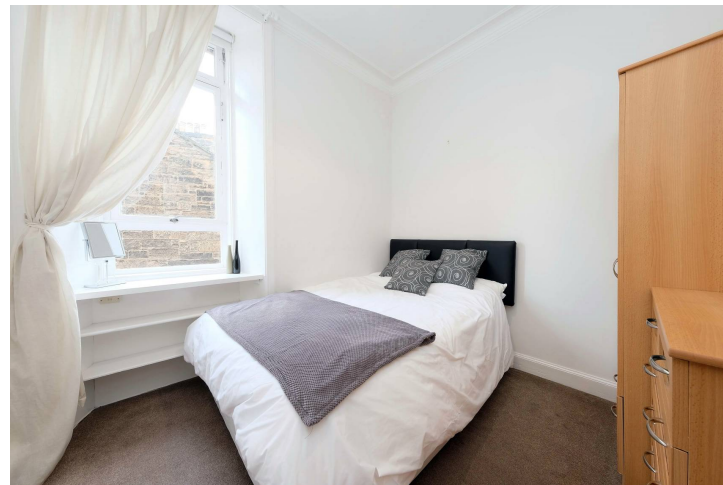
- * Welcoming and spacious entrance Hall with walk in storage cupboard. Entryphone handset.
- * Bright and spacious lounge with twin sash and case windows to front. Feature fireplace with wooden surround, arched cast iron insert and tiled hearth. Shelved display recess. Decorative cornice. Picture rail.
- * Fully fitted Dining kitchen with matching wall and base units. The integrated kitchen appliances are included in the sale together with the washing machine, dishwasher and fridge/freezer. Ample work surfaces with integrated stainless steel sink with drainer. Space for large dining table and chairs. Window to side.
- * Large Double Bedroom with window to front. built in storage cupboard. Cornice.
- * Second Double Bedroom with window to side with shelving below. Cornice.
- * Large Boxroom with borrowed light from Bedroom 1 and hall. Suitable for a variety of uses.
- * Family Bathroom with white three piece suite comprising bath with mixer shower above, wash hand basin with glass shelf above and WC. Shower screen. Mirrored bathroom cabinet. Shaver points. Frosted window to side.

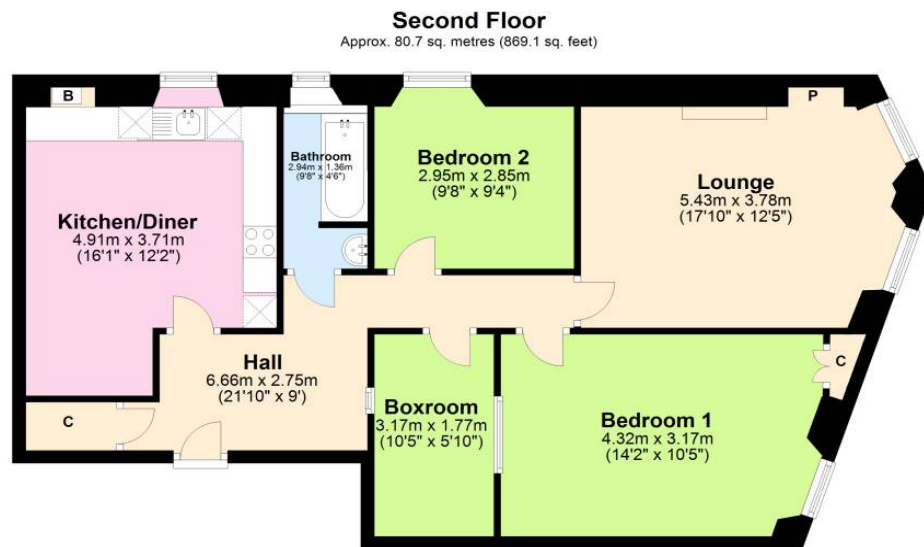


EXTERNAL:

There is a large and secure communal garden to the side of the building accessed via a gate. Resident permit parking is available on application to the City of Edinburgh Council.

Energy Efficiency Rating:C





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

