



Stockbridge

29 Collins Place, Edinburgh, EH3 5JD

Offers Over £325,000

Viewing Thurs 6-8 Sun 2-4 or by appt tel Agent 0131 524 1530

Description

29 Collins Place is a superb 3 bedroom double upper colony flat situated in the highly sought after Stockbridge Colonies. The property is full of period features such as cornicing and fireplaces and would benefit from some modernisation.

The accommodation comprises on the first floor - entrance vestibule; hall with cupboard off; sitting room with living flame fireplace and shutters; kitchen / dining room with bedroom 3 off.

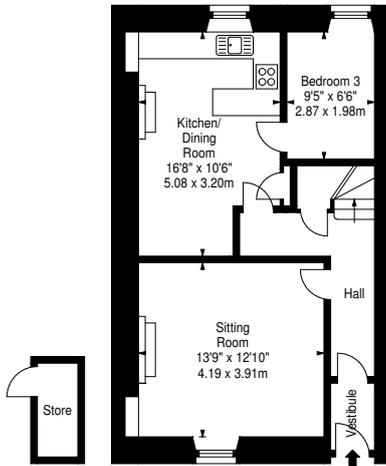
On the second floor - double bedroom 1 with built in wardrobes; bedroom 2 with eaves storage; bathroom with skylight fitted with bath with shower above, wash hand basin and wc.

Location

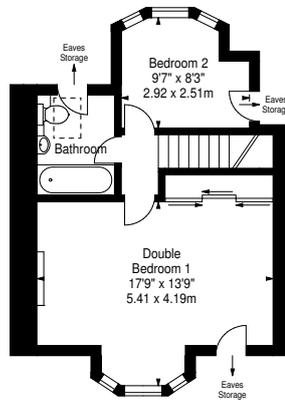
Stockbridge is a highly desirable cosmopolitan area situated a short walk from Edinburgh's city centre. Stockbridge itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Further shopping and commercial facilities are available in the city centre on Princes Street and George Street. A Waitrose supermarket can be found at Comely Bank whilst a further range of high street retailers including a Sainsbury's supermarket, Boots and Marks and Spencer are situated at Craighleith Shopping Park. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by. Excellent schooling is represented in the state and private sector.

**Superb 3 bedroom double
upper colony flat**

Approx. Gross Internal Area
930 Sq Ft - 86.40 Sq M
Store
Approx. Gross Internal Area
21 Sq Ft - 1.95 Sq M
For identification only. Not to scale.
© SquareFoot 2016



Ground Floor



First Floor



Garden

The property benefits from a private garden predominantly laid to lawn with areas of paving, gravel and mature flowerbeds.

Parking

There is zoned residents' parking in the surrounding streets.

Fixtures and Fittings

All curtains (excluding sitting room), blinds and light fittings (excluding the light above the Dining table) are included in the price as are the cooker and freezer. The stained glass in the entrance vestibule door will be taken by the current owner and replaced with safety glass.

Services

The property is heated by gas central heating.

EPC Rating E

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

