

D.J.ALEXANDER



49/2 Patriothall
Edinburgh | EH3 5AY



Property Overview

- Hall
- Open Plan Living and kitchen
- Master bedroom with en-suite shower room
- Second double bedroom
- Bathroom
- Double glazing and gas fired central heating
- Allocated parking space in the secure underground garage
- Electrically gated court yard

Description

This is a spacious ground floor apartment, in a quiet historic courtyard location, forming part of a B listed residential development of a former Edwardian commercial complex just off Hamilton Place, in Edinburgh's sought-after Stockbridge. Recently neutrally redecorated, the accommodation comprises: hall affording access to all rooms; recently reconfigured living room, with large full height picture window overlooking the private courtyard and encompassing the modern kitchen with both wall and floor storage, down lit work surfaces and integrated appliances; master bedroom with built-in wardrobe and naturally lit en suite shower room with three piece suite; second double bedroom with built-in wardrobe and; tiled bathroom, again with three piece suite. The apartment has: double glazing; gas fired central heating and; an allocated parking space in the secure underground garage.

The property is managed by James Gibb at a cost of £50 per month that includes upkeep and maintenance of the communal areas as well as buildings insurance.

Location

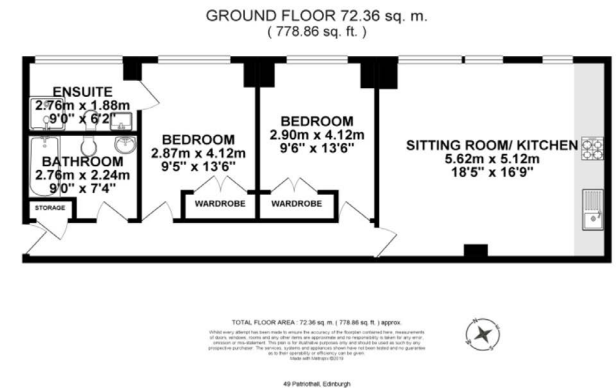
Stockbridge is part of Edinburgh's iconic New Town and close to the city centre, with all it has to offer. The New Town and Stockbridge are renowned for their wide range of shops, boutiques, delicatessens, fashionable bars, restaurants and coffee shops. There are also both a Waitrose and a Sainsbury's within approximately half a mile of the apartment. For recreation and exercise, The Water of Leith, Inverleith Park and the Royal Botanic Garden offer pleasant walks, whilst the Glenogle swimming pool is less than a quarter of a mile away. Regular bus services provide access to the city centre and other areas of the city and surrounding areas.

Extras

All fitted flooring, integrated appliances and window coverings are included in sale.

Viewings

By appointment with DJ Alexander.



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

rightmove

Zoopla
Smarter about property

onTheMarket.com

D.J.ALEXANDER

📍 DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6DH

📞 0131 652 7313

✉️ propertysales@djalexander.co.uk

🌐 www.djalexander.co.uk