

Ann Street
Stockbridge
EH4



Ann Street Stockbridge EH4

**An elegant family home in
one of Edinburgh's most
sought-after addresses.**



Description

Located on a beautiful, peaceful street in the heart of Stockbridge, 21 Ann Street is a fantastic example of an A-listed Georgian townhouse. It combines delightful period features with the wonderful warmth of a family home perfect for modern living. With up to five bedrooms and three bathrooms this home offers flexible accommodation as well as a sunny private garden to both the front and rear.

After passing through the charming front garden, the main door opens into a generous entrance hallway providing an immediate sense of the Georgian proportions and details. From the ground floor hallway, the east facing drawing room sits to the front of the house and benefits from original sash and case windows and traditional cornicing. To the rear of the ground floor is a comfortable family room overlooking the rear garden and a peaceful study which is filled with sunlight. This floor is completed with a WC and cloakroom cupboard.

The lower ground floor opens into a spacious kitchen/dining room which is flooded with natural light. With modern fixtures and fittings, this space provides ideal family living accommodation as well as fabulous entertaining space, with French doors leading directly onto the west-facing rear garden. As well as high quality appliances, a utility cupboard can be found in the corner of the kitchen. From the kitchen there is a hallway leading to a private guest bedroom alongside a generously sized bathroom.





The principal bedroom on the first floor has wonderful proportions, a beautiful original fireplace and a lovely bright view over the front lawn. Adjacent to this is a modern Jack and Jill bathroom. To the rear of the first floor, two further bedrooms can be found, with peaceful outlooks over the rear garden.

Continuing to the top of the house, the second floor has a spacious bedroom with excellent built in storage and an en suite shower room.

Outside to the rear, the sunny terraced garden provides elegant entertaining space, ideal for outdoor dining. The large front garden, unique to this street, boasts mature flower beds and an underground cellar, ideal for garden equipment.

Access to Dean Gardens on application.

Location

Ann Street is widely regarded as one of Edinburgh's most sought-after residential addresses, within the popular Stockbridge area. This cobbled street has a charm of its own with pretty Georgian houses with immaculate front gardens. The Dean Gardens, The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway are all located within walking distance and a variety of local independent shops, restaurants, coffee shops and boutiques can all be found in the immediate area. Princes Street, the West End and the



New Town are also within approximately half a mile of the property. Many of Edinburgh's renowned schools are in the vicinity, including Stockbridge Primary, Broughton High School, The Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools and St George's School for Girls. Waverley and Haymarket train stations are within easy reach and there is a good bus network in the area. Edinburgh Airport is approximately 7.4 miles away.

Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

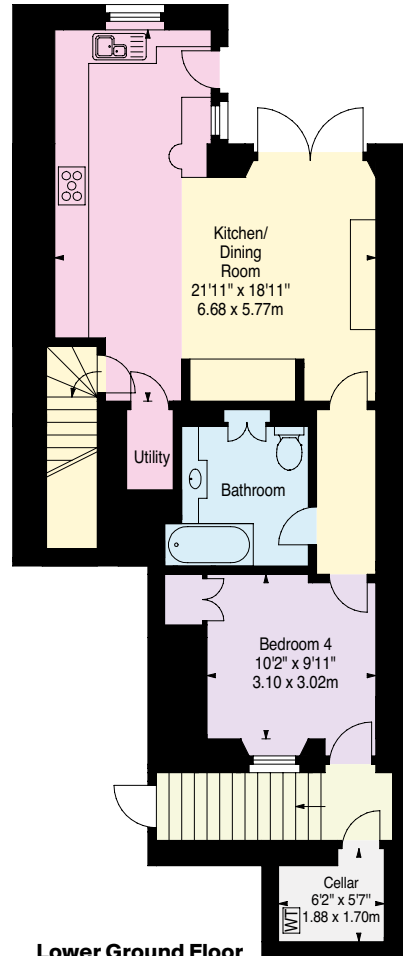


Approximate Gross Internal Floor Area

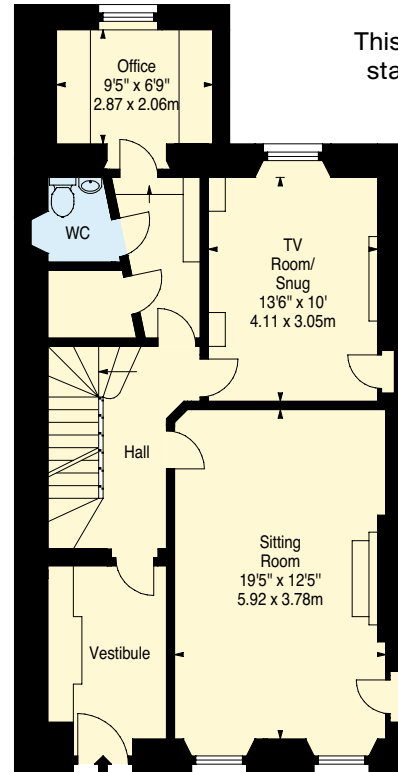
2388 Sq Ft - 221.85 Sq M

Cellar: 31 Sq Ft - 2.88 Sq M

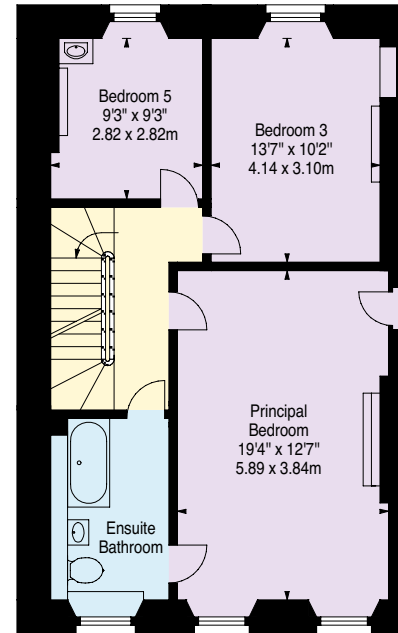
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



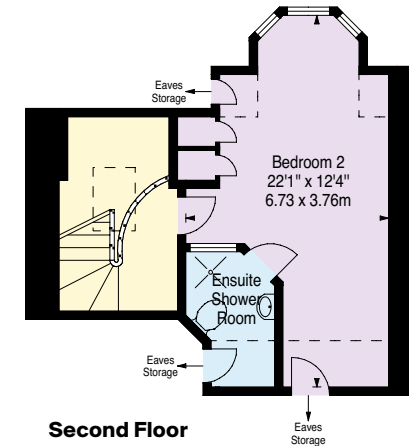
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Edward Douglas-Home
0131 222 9600
edward.douglas-home@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2021. Photographs dated February 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.