

St. Bernard's Crescent Stockbridge

EH4



Beautifully proportioned and well-presented main door ground and lower ground apartment.

Description

This is a rare opportunity to acquire a main door corner apartment in one of Edinburgh's most sought-after locations. Set over two floors, the property offers buyers the exciting chance to modernise the interiors to their own tastes and standards. The flat retains many period features while there is access to both a shared garden and St Bernard's Crescent gardens.

On entering the property, you are welcomed into a large hallway with a double bedroom to the left plus the large light filled living room opposite, perfect for entertaining. To the middle of the property is the third bedroom and to the rear bedroom four, which could alternatively easily be used as a dining room. The kitchen offers potential to modernise and expand with the bathroom adjacent to this. The large principle bedroom benefits from an en-suite shower room whilst there is the added advantage of a lower ground level, perfect for a study or fifth bedroom. From this room you have direct access to the stairwell which leads to the communal garden.





Features include:

- Located in a sought-after address
- Main Door
- Four/Five bedrooms
- Shared gardens
- Spacious accommodation
- Two bathrooms
- Cellar
- Numerous period details throughout

Location

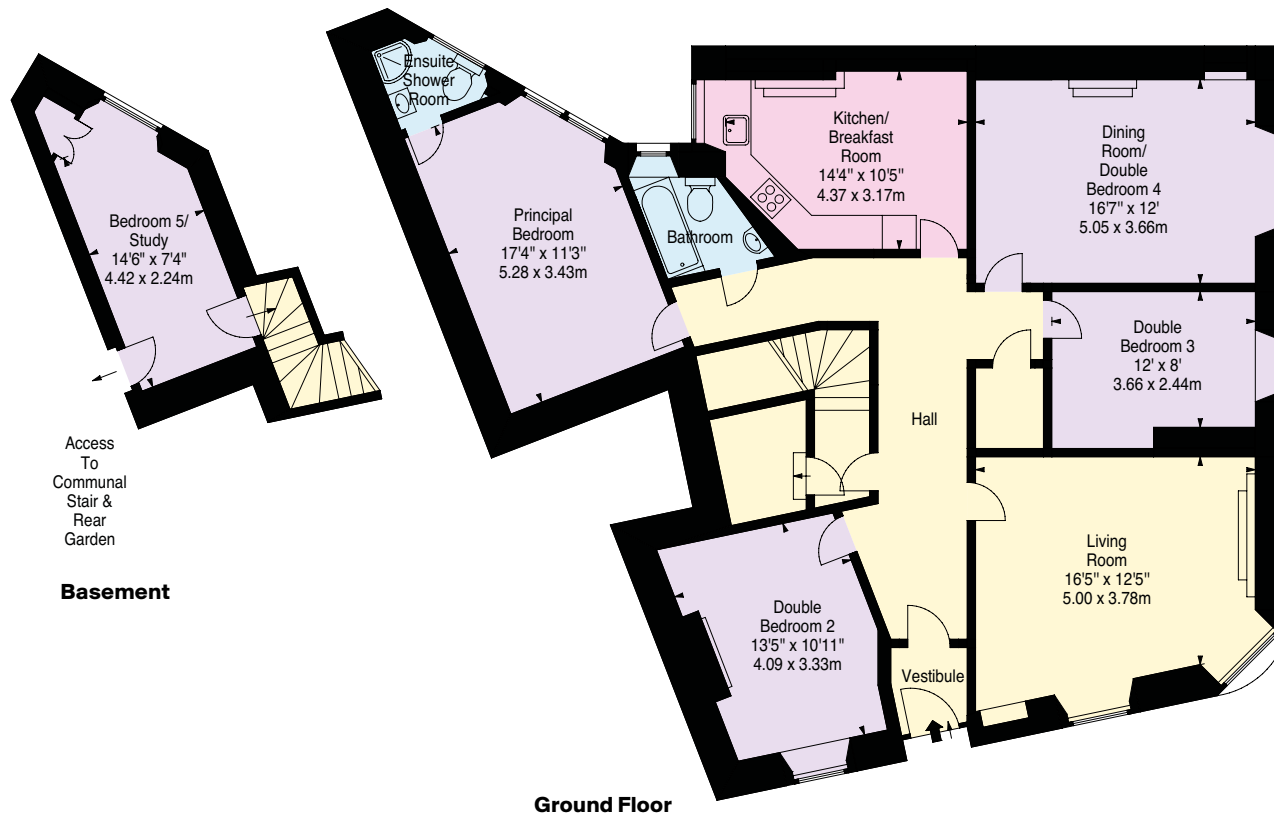
St. Bernards Crescent is widely regarded as one of Edinburgh's most sought-after residential addresses, within the popular Stockbridge area. The Dean Gardens, The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway are all located within walking distance and a variety of local independent 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 within the vicinity, including Stockbridge Primary, Broughton High School, The Edinburgh Academy, Fettes College, Stewart's Melville College, Mary Erskine's School and St George's School for Girls. Waverley and Haymarket stations are within easy reach and there is a good bus network in the area. Edinburgh Airport is approximately 7.4 miles away.



**Approximate Gross Internal Floor Area
1,620 Sq Ft - 150.50 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.



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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.

Council Tax

Band G



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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.

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