

19 Perth Street

STOCKBRIDGE, EDINBURGH, EH3 5DW



WONDERFUL TWO BEDROOM MAIN DOOR
APARTMENT WITH EXTENSION TO THE REAR



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19 Perth Street is very well presented throughout and has many traditional Victorian features and is a truly unique Lower villa in walk-in condition.

The property has its own main door access into the vestibule, which in turn leads to the sizable, bright reception hallway complete with flooring. The formal lounge is beautifully decorated and features a bay window that immediately draws your eye to the front, complete with Victorian high ceilings, a decorative cornice, and a multi-fuel log burner fireplace. A large box room is located off the lounge and is currently used as an additional office/bedroom.

The Property



The kitchen is very stylish with modern units and includes an oven, hob, extractor, and integrated fridge freezer. The sun room is located off the kitchen with French doors leading out to the communal gardens to the rear.





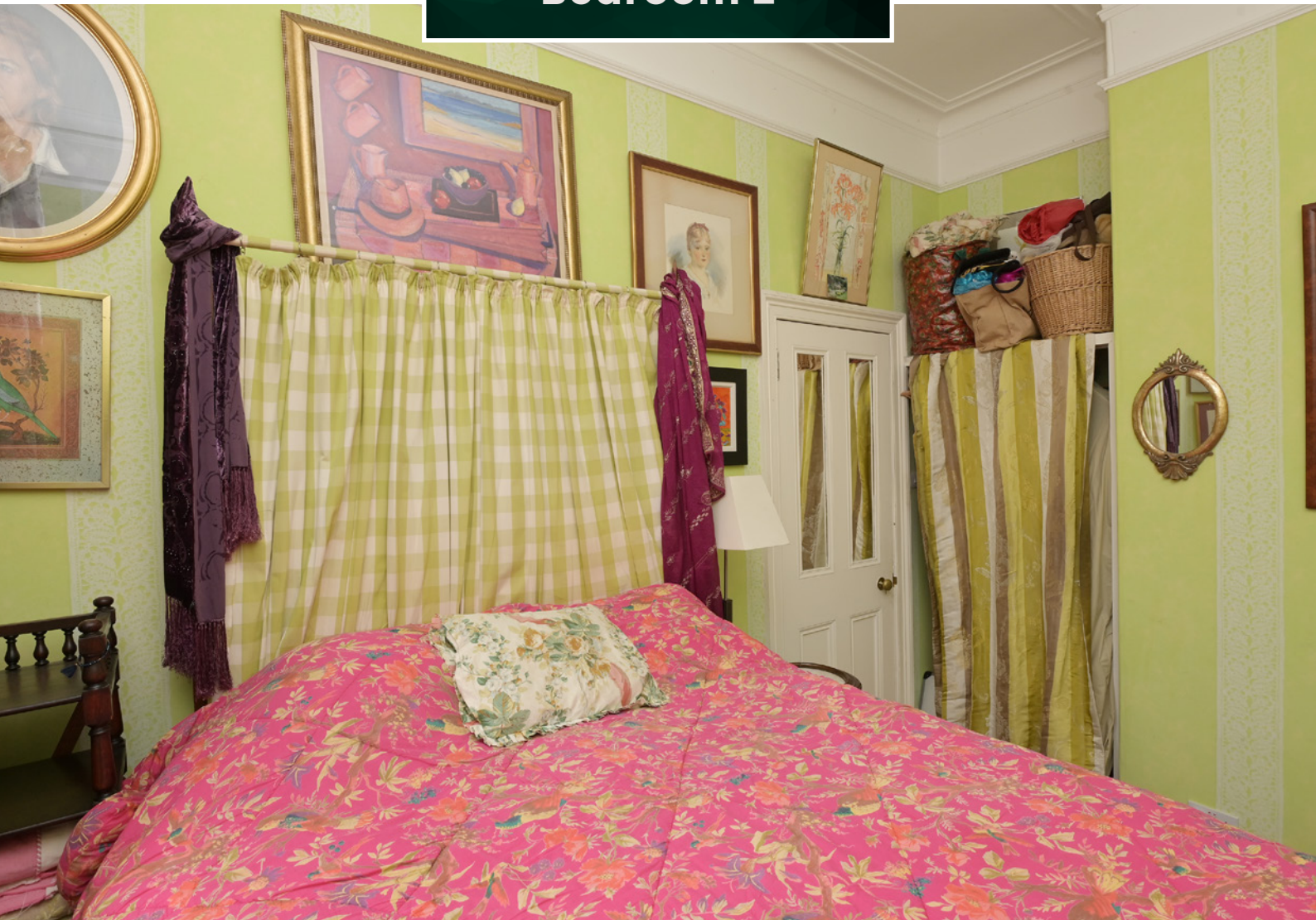


There are two spacious bedrooms, all of good proportions, with ample space for free-standing furniture if required.





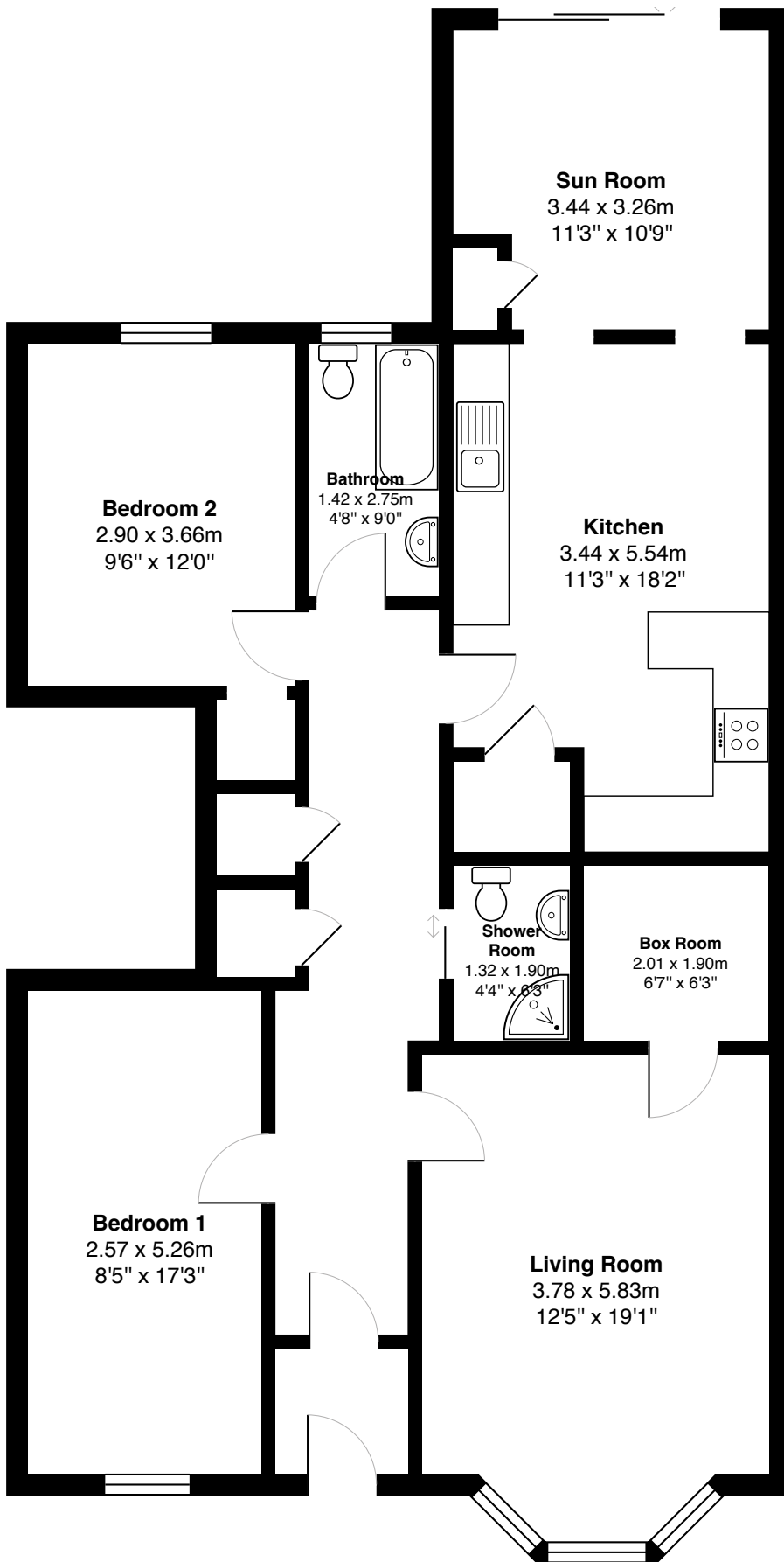
Bedroom 2



The family bathroom is a good size and comprises a bath with shower, heated towel rail, and a vanity unit. A further shower room is located off the hallway. Generous storage can be found throughout the property, and gas central heating has been installed throughout. This completes the accommodation on offer internally.







Gross internal floor area (m²): 108m²

EPC Rating: C



The rear gardens are private and fully enclosed, offering a safe environment for children and animals.





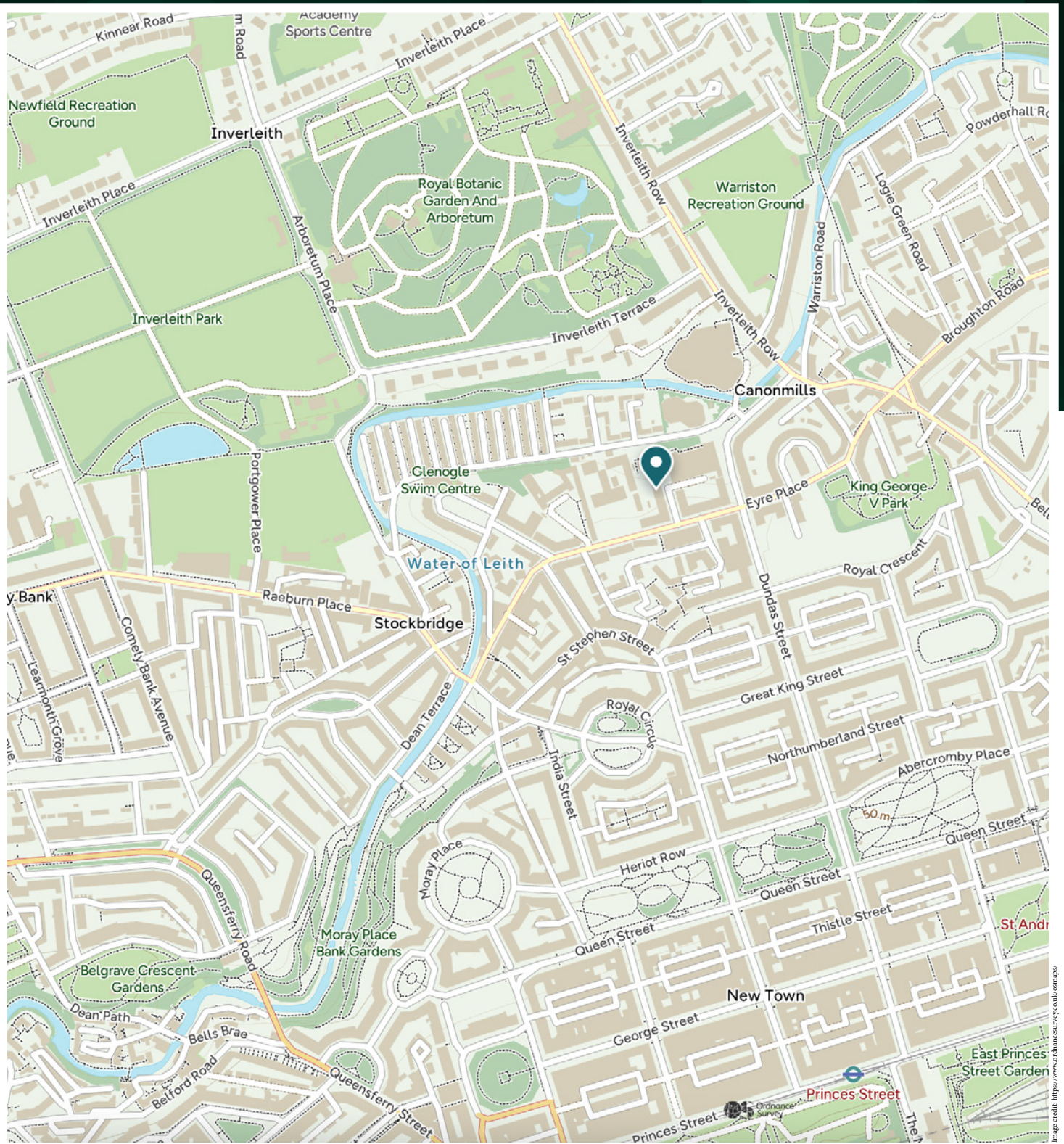




Stockbridge, named the “best place to live in Scotland” by the Sunday Times in 2016, offers a vibrant suburban experience with a wide array of amenities. It boasts cafes, bars, restaurants, galleries, shops, and more, all within a short walk from the property. Local conveniences include a Post Office, GP surgery, library, public swimming pool, and Sunday market offering local produce and crafts. Stockbridge is a brief walk or a quick bus ride to Princes Street.

For families, it's close to well-regarded schools like Edinburgh Academy, Stewart's Melville College, and Stockbridge primary schools. Broughton High School, Scotland's best state secondary school in 2016, is nearby. Nature lovers can enjoy Inverleith Park, the Royal Botanic Gardens, and the Water of Leith's wildlife. History enthusiasts will find attractions like St Bernard's Well, Dean Village, and the New Town's appealing architecture. Stockbridge's picturesque charm has made it a film location, and it has been home to notable figures like Sir Henry Raeburn, Sir James Young Simpson, James Clerk Maxwell, and Madame Doubtfire. In summary, Stockbridge is a beautiful and well-connected residential district with easy access to the city centre's offerings.

The Location



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Available



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Layout graphics and design
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