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**20A ST BERNARD'S CRESCENT
STOCKBRIDGE
EDINBURGH**

This delightful main door garden flat offers bright spacious and stylish accommodation with the added benefit of a private garden within Edinburgh's fashionable Stockbridge district.

Entrance hall, broad bay windowed lounge, dining hall, superb kitchen, master bedroom with en-suite shower room, further double bedroom and principal bathroom. Gas central heating. Private south facing rear garden and front patio.

FIXED PRICE £330,000



GENERAL DESCRIPTION

This delightful main door garden flat offers bright and spacious accommodation that displays a number of attractive and stylish features throughout. The property's internal layout comprises: an entrance hall with doors leading through to the lounge and kitchen. The lounge is an attractive room with broad front facing bay window on to the front patio and a door leads through to the dining hall. The generous inner hall provides a useful dining area and has storage cupboard off. Bedroom one is a large double with rear facing window and a door through to a stylish en-suite. Bedroom two is again a double with window and a glass panelled door overlooking and leading on to the rear garden. Finally there is a stylish internal bathroom which displays a glass bowl wash hand basin. The property's specification includes modern gas central heating which operates off of a combi boiler. Externally there is a private front patio with cellar/store off and to the rear of the

property there is a private south facing garden which displays lawn and decked seating areas that are ideal for alfresco dining and relaxing.

SITUATION

As mentioned previously Stockbridge is a fashionable district which is situated on the northern edge of Edinburgh's classical Georgian New Town approximately one mile from Princes Street and the City Centre. The property is ideally placed for those working in the City Centre and all local amenities are nearby including a variety of shops, retail outlets, schools, recreational and leisure facilities. There is also a regular bus service which provides ease of commuting to the surrounding areas and to the City Centre which is only a short journey away. In summary this makes a splendid home in a great location of the City to live in therefore early viewing is highly recommended to fully appreciate the accommodation on offer.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

Gained via a timber panelled door with fanlight above. Displays laminate flooring and has glass panelled doors leading through to the lounge and kitchen.

LOUNGE

16'0" x 14'7" 4.88m x 4.45m (into the bay)

This bright spacious room has broad front facing bay window, with working shutters, looking on to the property's private patio. Displays laminate flooring and has door leading through to the dining hall.

DINING HALL

10'0" x 9'8" 3.05m x 2.93m

This versatile internal area provides ample space for dining table and chairs. Displays laminate flooring and has storage cupboard off.

KITCHEN

13'5" x 7'3" 4.09m x 2.22m (at widest point)

This room has a front facing window overlooking the private patio and displays a stylish range of kitchen units which incorporate a custom made stainless steel work top with integrated sink and matching splash back. Included in the sale price are the gas hob, fan assisted oven, extractor canopy and dishwasher all by Smeg. The room features laminate flooring, under unit lighting and a deep shelved storage cupboard.



BEDROOM 1

15'3" x 11'2" 4.66m x 3.40m

This large double bedroom has rear facing window, with working shutters, overlooking the private garden. Displays laminate flooring, fitted wardrobes and contemporary glass door which leads through to the en-suite.

EN-SUITE

This internal room features a stylish white three piece suite comprising WC, wash hand basin and enclosed shower tray with mains shower over. Displays extensive floor/wall tiling and large fixed mirrors.

BEDROOM 2

10'1" x 9'6" 3.08m x 2.89m

This double bedroom has window and glass panelled door overlooking and leading on to the rear garden. Displays laminate flooring. Cupboard housing the boiler and is plumbed for a washing machine.





BATHROOM

10'3" x 5'3" 3.21m x 1.60m

The spacious internal room features stylish three piece suite. Comprises WC, glass bowl wash hand basin set on a vanity and bath with electric shower over. Displays extensive wall/floor tiling, fitted mirror and heated towel rail.

HEATING

The property has a system of gas central heating operating off a combi boiler.

GARDENS

To the front of the property there is a private patio with raised planter and cellar/store off. To the rear of the property there is a private south facing garden displaying planted, lawn and delightful decked seated area which is ideal for alfresco dining and relaxing.





Schematic Diagram only - Not to scale

ENTRY

By arrangement

VIEWING

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £330,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.