



5 BRIDGE PLACE

STOCKBRIDGE, EDINBURGH, EH3 5JJ

D.J.ALEXANDER
Sales & Lettings

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 462 SQ FT  Permit Parking

PROPERTY OVERVIEW

- Main door flat
- Sought-after Stockbridge Colonies location
- Sitting room
- Breakfasting kitchen
- Spacious double bedroom
- Bathroom with shower over the bath
- Gas central heating
- On-street permit parking (Zone N2)

Situated within the popular Stockbridge Colonies, this attractive main door flat offers well-proportioned accommodation and an excellent opportunity to enjoy the character and convenience of this sought-after Edinburgh location.

The accommodation comprises an entrance hallway with a useful storage cupboard, a comfortable sitting room and a fitted kitchen featuring wall and base units, a tiled splashback and integrated appliances. The kitchen also offers space for a small dining table and benefits from a ceiling-mounted clothes pulley. The double bedroom provides plenty space for freestanding bedroom furniture. The bathroom is fitted with a three-piece white suite comprising a bath with shower over.

Further benefits include gas central heating and on-street permit parking (Zone N2).



LOCATION

Bridge Place is situated in the sought-after Stockbridge area of Edinburgh, within the characterful Stockbridge Colonies, a historic residential neighbourhood known for its attractive traditional properties, village atmosphere and strong sense of community. The area offers an excellent range of local amenities, with independent shops, cafés, restaurants, traditional pubs and everyday convenience stores located along nearby Raeburn Place and Deanhaugh Street. Further shopping facilities, supermarkets, healthcare services, pharmacies and Stockbridge Library are available within the surrounding neighbourhood, while Edinburgh city centre provides an extensive choice of retail, dining and leisure opportunities. The location is particularly appealing for those who enjoy outdoor recreation, with the scenic Water of Leith walkway providing a pleasant setting for riverside strolls and cycling. The expansive green spaces of Inverleith Park and the renowned Royal Botanic Garden offer opportunities to relax and enjoy the outdoors throughout the year. Local sporting facilities include Glenogle Swimming Centre, tennis courts, bowling greens and cricket facilities, providing a variety of leisure options for residents of different ages and interests. Bridge Place is well placed for public transport, with local bus services operating from nearby streets, providing connections to Edinburgh city centre and other parts of the city. Edinburgh Waverley and Haymarket railway stations offer rail connections across Scotland and to destinations further afield, while the city's tram network can be accessed from central Edinburgh, providing a convenient link to Edinburgh Airport. The surrounding road network also offers access to the wider city and regional routes.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note that some of the images have been virtually staged and are for illustrative purposes only.





James Coyle
Property Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

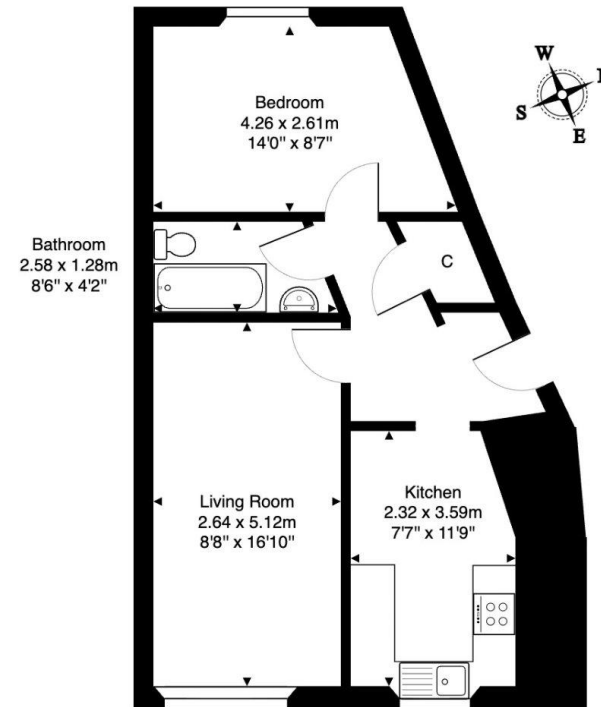
This property, and other properties offered by DJ. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



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

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Ground Floor

Total Area: 42.9 m² ... 462 ft²

All measurements are approximate and for display purposes only.

0131 652 7313

www.djalexander.co.uk

Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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