



'A delightfully charming main door lower villa, with private front garden, forming part of the picturesque 'B' Listed Stockbridge Colonies.'

Vestibule, hallway, lounge/dining room, modern fitted kitchen, generously sized double bedroom with built in wardrobes and modern fitted shower room. Fine original period features. Gas central heating. Beautifully well stocked garden to front.

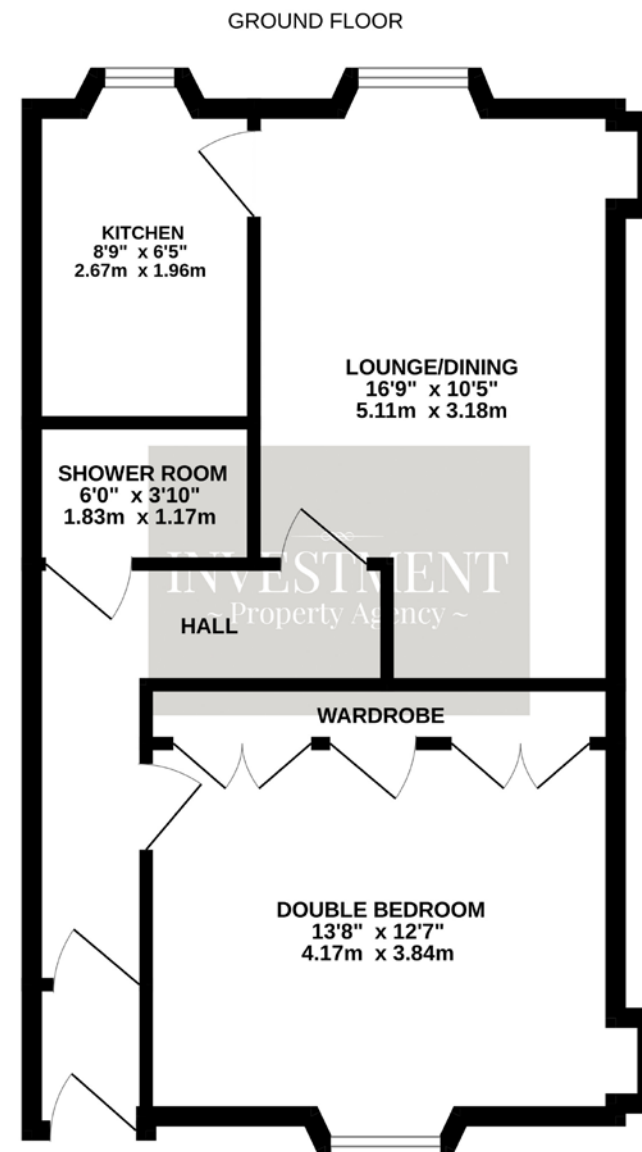
Rintoul Place forms part of the 'Stockbridge' Colonies which date back to 1861 and was a pioneering housing scheme of 12 parallel terraces built by the Edinburgh Co-operative Building Company with the originators aim to give every family a front door and garden whilst maintaining a goodly and helpful environment surrounded by picturesque scenery.

Rintoul Place lies less than 1 mile North of Princes Street and is therefore ideally placed to take full advantage of all the facilities available within a cosmopolitan and modern European capital. Stockbridge has a real village vibe and offers a diverse range of shops, boutiques, cafes, delicatessens, butchers, fishmongers, cheesemongers and Sunday Farmers Market with Waitrose and Sainsbury's supermarkets nearby. Recreational activities well provided for by way of Glenogle Swim Centre, Water of Leith Walkway, Inverleith Park, Royal Botanic Garden, Art Galleries, restaurants, bars and bistros along with a wealth of historical landmarks.

EPC Rating D







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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