



Deans Properties

Deans Solicitors and Estate Agents LLP



**9/10 Silvermills
STOCKBRIDGE, EH3 5BF**



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Grounds
- Allocated Parking Space & Residents' Parking
- Double Glazing & GCH
- EPC Rating - B



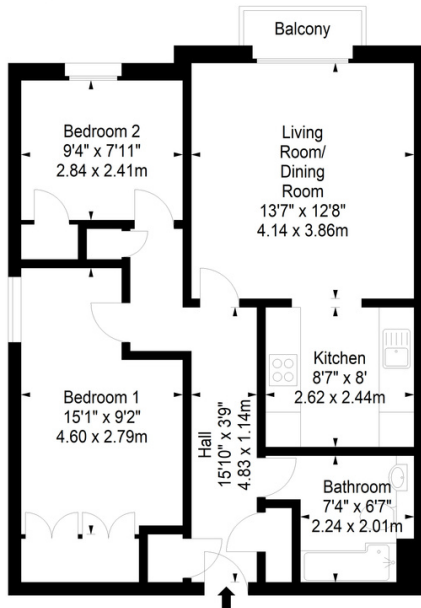
This stylishly presented second floor flat forms part of a well-established modern development located in the highly desirable area of Stockbridge in the heart of Edinburgh, close to a variety of delis, specialty shops, quaint cafes and trendy gastropubs. Inverleith Park, the Royal Botanic Gardens and the Water of Leith offer lovely outdoor space nearby and the city centre is within walking distance. The accommodation comprises; secure entry phone system, entrance hallway, generous living/dining room with private balcony, modern fitted kitchen with integrated appliances, there are two bedrooms. Bedroom one has built in wardrobes, bedroom two has built in storage cupboard and is currently being used as a home office. The bathroom is fitted with white suite and shower over the bath. Further features include gas central heating, double glazing, communal grounds within the development, allocated parking space and residents' parking. The appliances included are sold as seen with no warranty provided.



Silvermills,
Edinburgh, EH3 5BF



Approx. Gross Internal Area
660 Sq Ft - 61.31 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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