



Floor 0 Building 1



Floor 0 Building 2



DESCRIPTION

Three bedroom ground floor apartment

This property is in true move in condition and has been well maintained by the current owners.

The property benefits from a detached garage.

- The Property Comprises of:
- Welcome hallway with storage space
 - Fully fitted kitchen/diner
 - Bright and spacious lounge with patio doors
 - Primary bedroom with en-suite
 - Two further bedrooms
 - Family shower room
 - Parking available
 - Detached Garage

Viewings by appointment with Gibson's



Location

Desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and a Sainsbury's at Craighleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy and the iconic Fettes College.

