

**7/3 Ettrickdale Place
Edinburgh EH3 5JN**

Offers Over £225,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white good included in sale
- Large double bedroom featuring built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Allocated parking space

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £120

Shared Ownership: No



Flat

This superb one-bedroom flat is perfectly placed just minutes from the ever-popular district of Stockbridge. Presented in turnkey condition, the property is sure to appeal to a wide range of buyers, and early viewing is highly recommended to avoid disappointment.

The accommodation comprises a spacious living/dining room with lovely views over the Water of Leith—an ideal space for relaxing or entertaining guests. The well-appointed kitchen features a range of wall and base units, a gas hob with electric oven, and white goods, all of which are included in the sale. The generous double bedroom benefits from fitted wardrobes, providing excellent storage. The bathroom is equipped with a three-piece suite and an electric shower over the bath. Further benefits include gas central heating, double glazing throughout for energy efficiency, beautifully maintained communal gardens, and an allocated parking space. Please Note: An annual fee of £120 for maintenance of the communal gardens

Situated just steps away from the vibrant shopping district of Stockbridge, the flat enjoys proximity to a wide array of independent boutiques, cafes, restaurants, and bars, perfect for dining and socializing. A nearby Marks & Spencer, Waitrose, Coop and Sainsburys as well as independent butchers and fishmongers ensure easy access to groceries. The area is well-served by renowned private and public schools, including Fettes College, Stewart's Melville College, Edinburgh Academy, Flora Stevenson Primary School, and Broughton High School. For recreational activities, residents will appreciate the proximity to Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby Club, Grange Club and Broughton Bowling Club. The nearby Royal Botanic Gardens and picturesque Water of Leith Walkway offer serene walking routes for moments of quiet relaxation. Access to Dean gardens is also available by subscription. This property truly combines classic charm with modern living in one of Edinburgh's most desirable neighbourhoods

Viewing by appointment on 0131 337 1800

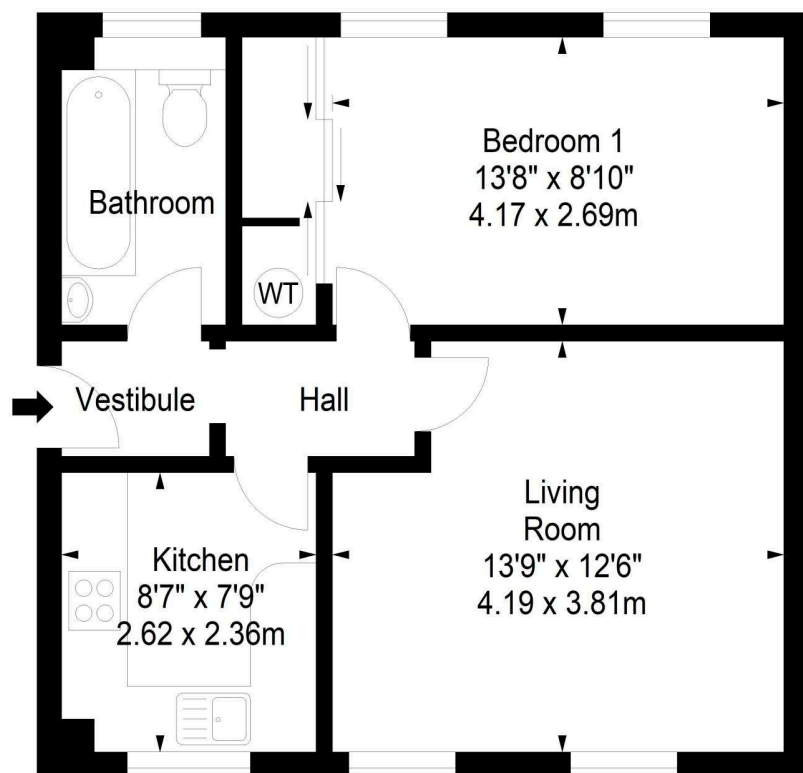




Ettrickdale, Edinburgh, EH3 5JN



Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents