



Solicitors & Estate Agents










Fixed Price

£285,000

11/14 Silvermills

Stockbridge | Edinburgh | EH3 5BF

Neilsons are delighted to offer to the market this attractive third floor flat forming part of an established modern development, located in the heart of Edinburgh's fashionable Stockbridge area. The property is well placed to take advantage of the neighbourhoods fantastic array of cafes, bars and boutique shops, together with superb green space and regular links to the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - E



Description

The property is presented to the market in move in condition and would undoubtedly appeal to first time buyers and professionals. In brief the accommodation comprises, secure entry system, welcoming hallway with good storage facilities, light and airy reception/ dining room, open plan stylish fitted kitchen with appliances, spacious principal bedroom with mirrored fitted wardrobes, good sized second bedroom with fitted cupboard, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

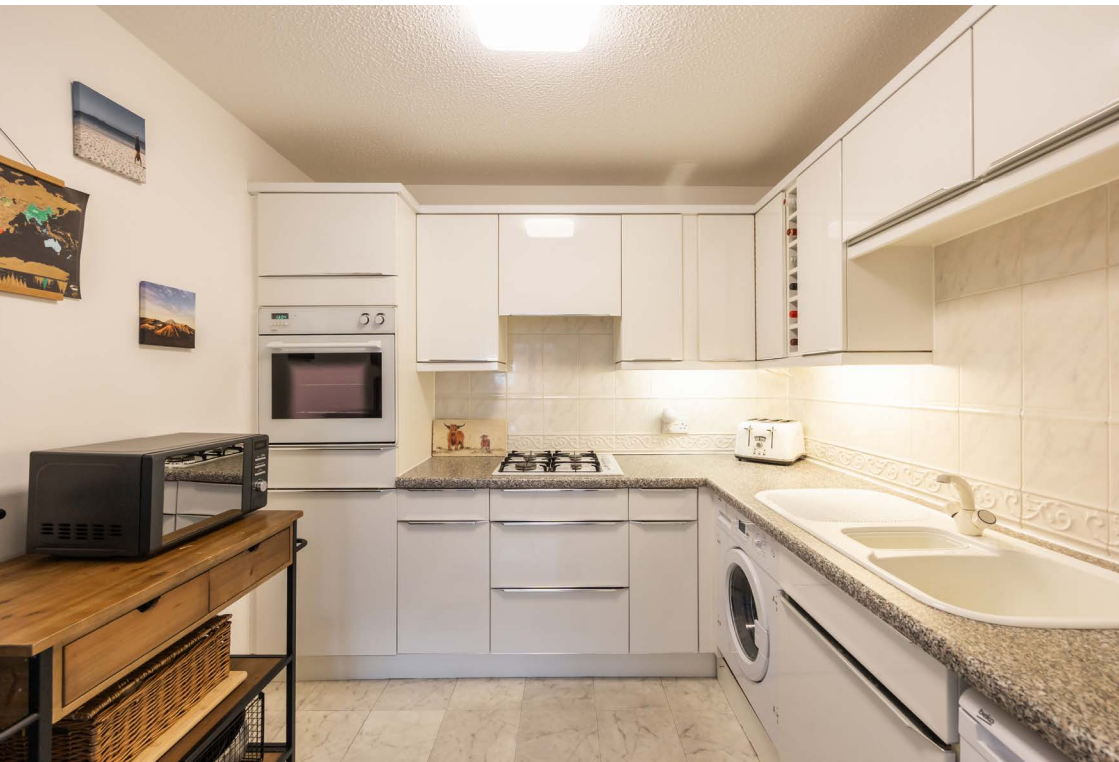
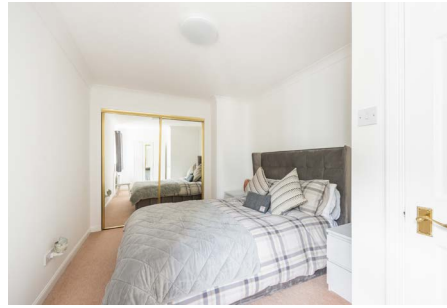
There are well kept communal gardens grounds within the development as well as residents parking. There is also a secure communal bike shed.

Factor

The development is managed by James Gibb for a monthly fee of approx. £70. This included maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property enjoys a superb location on the edge of The New Town in the vibrant and highly sought after Stockbridge area. There are a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques on the doorstep. Locally there is a Waitrose supermarket on Comely Bank Road and a Sainsbury's supermarket and range of retail stores can be found in nearby Craighleith Shopping Park near Blackhall. Many of central Edinburgh's extensive selection of amenities and facilities are within comfortable walking distance. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.

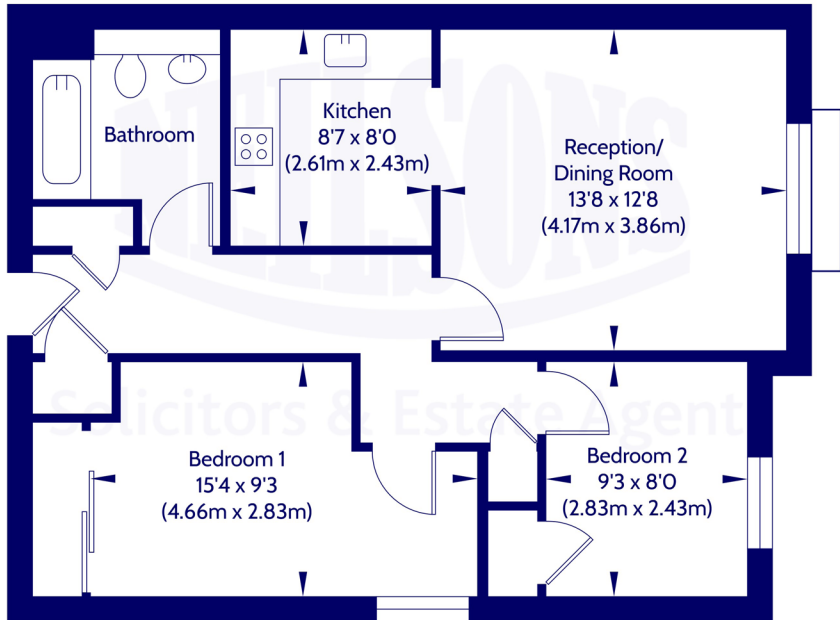


Third Floor

Approx. Internal Area 60.3 Sq M / 649 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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