










Offers Over  
**£205,000**

## 7/1 Ettrickdale Place

Stockbridge | Edinburgh | EH3 5JN

A fantastic opportunity has arisen to purchase this attractive ground floor flat forming part of an established leafy development in Stockbridge, adjacent to the picturesque Water of Leith walkway. Boasting an allocated parking space whilst being positioned close to the City Centre and excellent transport links, the property will undoubtedly appeal to a variety of buyers including first-time purchasers, investors and professionals. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Allocated parking space
-  EPC Band - C
-  Council Tax Band - C



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/diner with twin windows and a lovely leafy outlook, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and under-unit lighting, good sized double bedroom with integrated wardrobes with sliding mirrored doors and room for freestanding furniture, and a fully-paneled shower room with a rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property benefits from a private allocated parking space with access to a communal garden, private to the residents along the Water of Leith.

## Viewing

By appointment through Neilsons 0131 625 2222.





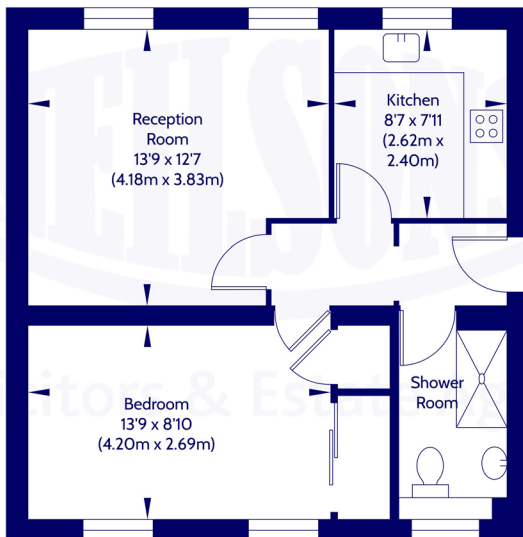
## Location

The property is situated in the fashionable area of Stockbridge which lies approximately two miles northwest of Edinburgh City Centre. Stockbridge and the neighbouring Comely Bank have maintained a vibrant and unique village atmosphere and offer an excellent range of boutique shops only a short walk away as well as independent and well renowned cheese mongers, butchers and fishmongers. Stockbridge has a variety of popular cafes, bars and restaurants. In addition to the smaller independent shops there are two supermarkets within the area. Leisure facilities are well catered for with the green open spaces of Inverleith Park, The Royal Botanical Gardens and pleasant walks along the banks of the pretty Water of Leith walkway. Many of the Capital's world class attractions are within comfortable walking distance. An efficient public transport network operates to most parts of the town and surrounding area.



Approx. Gross Internal Floor Area 45.19 Sq M / 486 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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