



7/1 Saunders Street

Edinburgh, EH3 6TU



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34sqm

EPC

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AS Anderson
Strathern



7/1 Saunders Street offers a studio apartment full of potential, ideal for modernisation. Set in the sought-after Stockbridge area, it benefits from excellent local amenities and is within easy walking distance of the city centre.

The property has been adapted for wheelchair users, featuring widened doorways and a modern wet room. The remaining accommodation includes a hallway with a generous storage cupboard, a bright southwest-facing living/bedroom, and a kitchen fitted with a range of units and direct access to the private, enclosed southwest-facing garden, a rare find in such a central location.

Externally, residents can enjoy well-kept shared garden grounds, along with metered on-street parking. A disabled parking bay may also be available on request from the City of Edinburgh Council.

Extras

The items included in the sale of the property are the fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

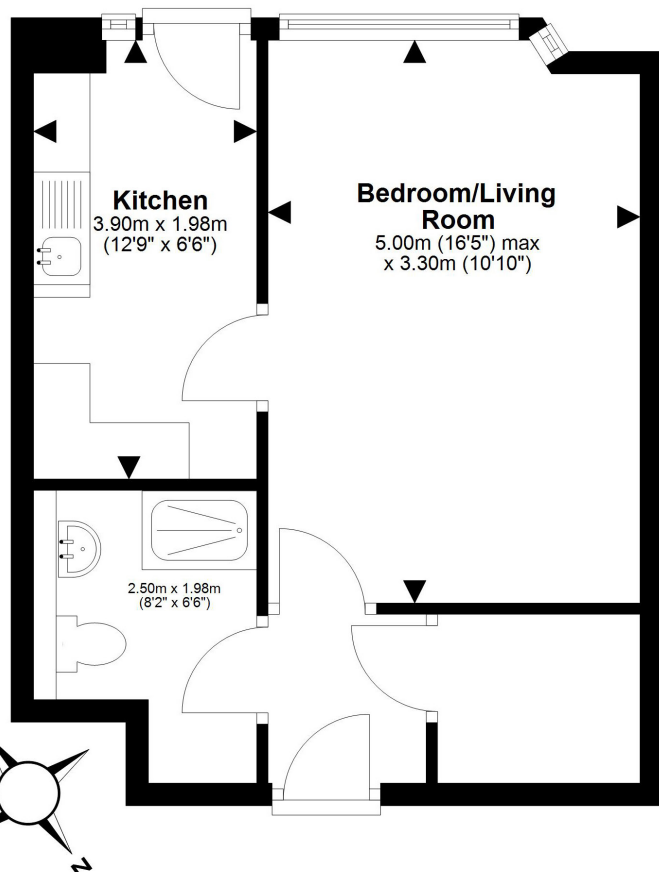
Any offers should be submitted to residential@andersonstrathern.co.uk

Property features

- Excellent location
- Private & shared gardens
- Ground floor
- Southwest-facing
- Gas central heating
- Wide doors and wetroom

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



espc

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