



# 8/5 Hamilton Place

STOCKBRIDGE | EDINBURGH | EH3 5AU



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BEITH  
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Flat 5, 8 Hamilton Place is an immaculately presented top floor flat with a stylish and contemporary interior. The property has rooftop views, easy access to excellent local amenities and is within a short commute to the city centre.

Welcoming hall providing access to all rooms; spacious sitting room with open views, feature fireplace and working shutters; breakfasting kitchen with a range of wall mounted and floor standing units and integrated appliances; double bedroom 1 with built-in-wardrobes; double bedroom 2; contemporary WC and separate shower room.

Permit Zone 5A and metered parking available on the surrounding streets.

Gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given and are sold as seen. Integrated appliances include the oven, induction hob, fridge freezer, washing machine and dishwasher, all of which are included in the sale.

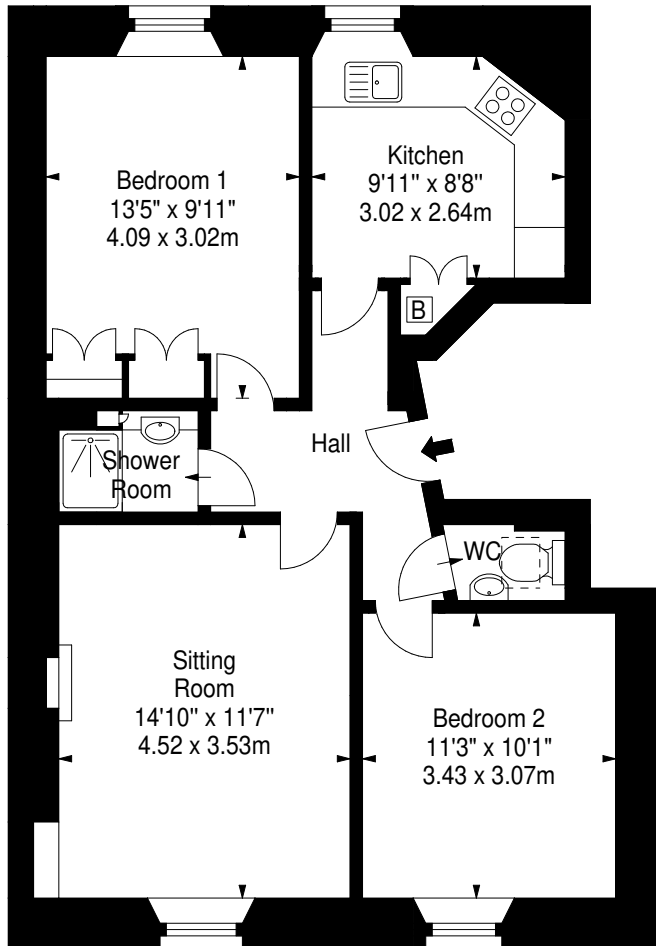




**Hamilton Place,  
Edinburgh,  
Midlothian, EH3 5AU**



Approx. Gross Internal Area  
641 Sq Ft - 59.55 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

## Location

Stockbridge features an excellent array of boutique shops, cafes and restaurants, as well as a Marks & Spencer Foodhall and a Waitrose supermarket in nearby Comely Bank. The Stockbridge Farmers Market occurs every Sunday and also boasts an impressive array of fantastic artisan producers, it is well worth exploring. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from the Glenogle Swim Centre, Westwoods Health Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with two padel courts and an indoor tennis court currently under construction and due to be completed in September. The club also has a very lively social scene. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The extensive network of cycle paths across Edinburgh are accessible and bus stops on Hamilton Place, Deanhaugh Street and North West Circus Place provide quick and easy access to the city centre and other parts of Edinburgh. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.