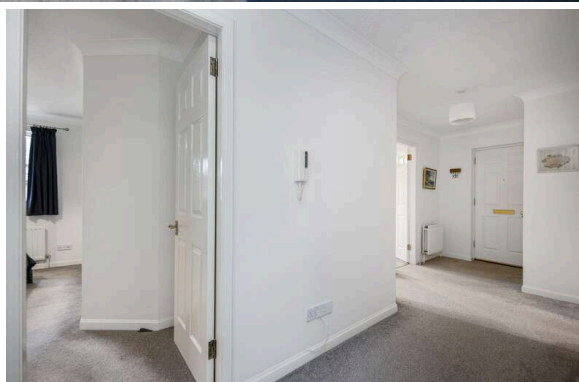




25/15 Silvermills  
STOCKBRIDGE | EDINBURGH | EH3 5BF

  
**warners**  
solicitors & estate agents



## 25/15 Silvermills

STOCKBRIDGE | EDINBURGH | EH3 5BF

Set in the heart of Stockbridge in a manicured, modern development is this immaculately presented and extremely spacious top floor apartment. Boasting a private garage, loft storage, gas central heating and double glazing this property would make an ideal home in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, bright South - West triple windowed lounge with generous dining space, a contemporary kitchen with luxury units and wine fridge, a large master bedroom with double built-in mirrored wardrobes and elegant en-suite shower room, two further well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

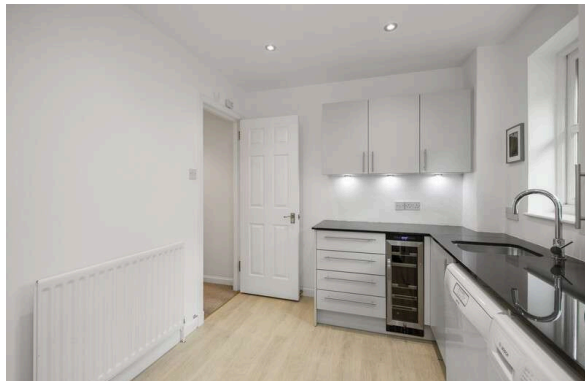
- Modern apartment in the heart of Stockbridge
- Immaculate move in condition
- Private separate garage
- Welcoming hallway with ample storage
- Bright lounge with generous dining space
- Luxury kitchen with attractive units
- Primary bedroom with double built-in mirrored wardrobes
- Two further well-proportioned double bedrooms
- Two stylish bathrooms

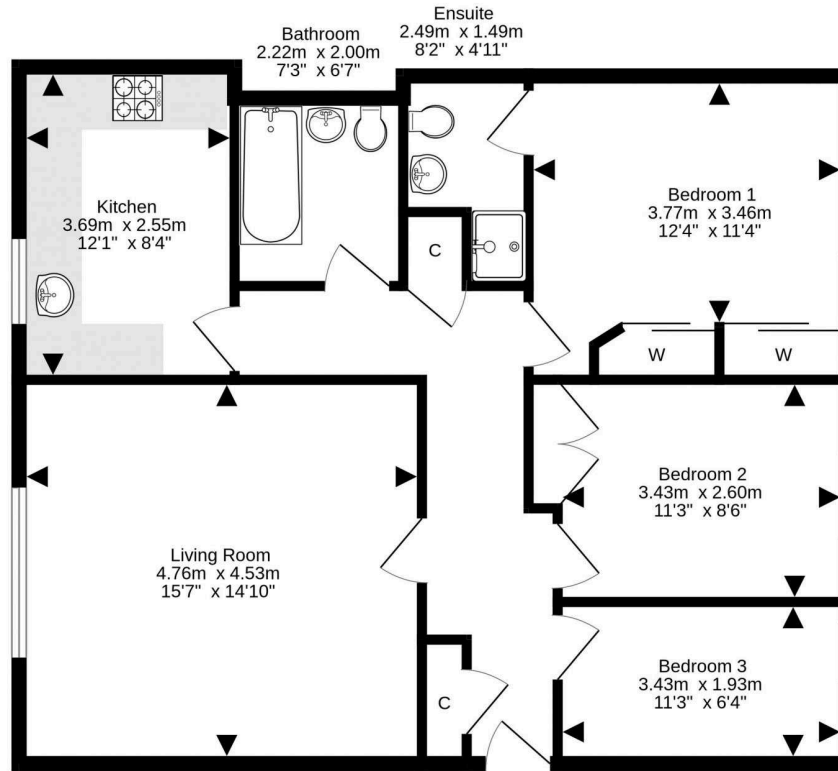
All fixtures, fittings, wine fridge, dishwasher, washing machine and all curtains and blinds will be included in the sale. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located in the fashionable Stockbridge area of Edinburgh, one of the cities most exclusive postcodes. The location boasts a wealth of specialist shops, artisan cafes and restaurants and a Waitrose supermarket. Princes Street and George Street with all their exquisite amenities are within easy walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. The location is ideal for those connected to the Western General Hospital. The area is conveniently close for some of the city's best independent schools whilst being within the catchment of first-rate local state schools. The area benefits from the Dean Tennis club and is close to Westwood's gym. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

