



3/18 Saunders Street
STOCKBRIDGE | EDINBURGH | EH3 6TR

warners
solicitors & estate agents



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Warners are delighted to present this immaculately maintained three-bedroom duplex apartment, complete with lift access and residents' parking, ideally positioned in the heart of Stockbridge, one of Edinburgh's most desirable neighbourhoods.

Beautifully presented and thoughtfully maintained by the current owners, this stylish home offers the perfect balance of modern comfort and versatile living. Arranged over two floors, the accommodation includes a principal bedroom with ample space for a super king-size bed, two further generously proportioned double bedrooms, two well-appointed bathrooms, and a stunning open-plan living, dining and kitchen area filled with natural light and featuring quality integrated appliances. Residents also enjoy access to attractively landscaped communal gardens and a secure bike and storage facility. The apartment benefits from a peaceful setting with open views over the gardens, creating a rare sense of tranquillity in such a central location. The interior of the property was extensively remodelled in 2016 and the building now benefits from security doors, installed in 2020.

Perfectly placed, the development sits directly on the picturesque Water of Leith walkway, offering scenic walks and cycle routes, while Edinburgh's bustling George Street and Princes Street are just a short stroll away. Stockbridge itself is renowned for its unique village atmosphere, providing an excellent selection of independent shops, cafes, bars and restaurants, all right on the doorstep.

- Prime Stockbridge location
- Spacious three-bed, two-bath duplex
- Bright open-plan living/kitchen
- Lift access & residents' parking
- Garden views & communal grounds
- Beside Water of Leith walkway
- Energy Rating B and Council Tax Band C
- Factor fee understood to be approx £30 per month

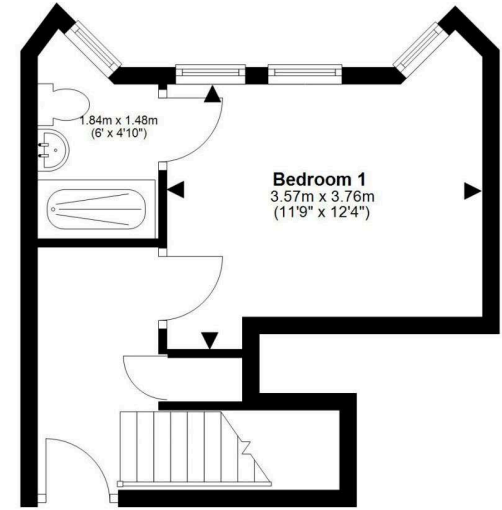
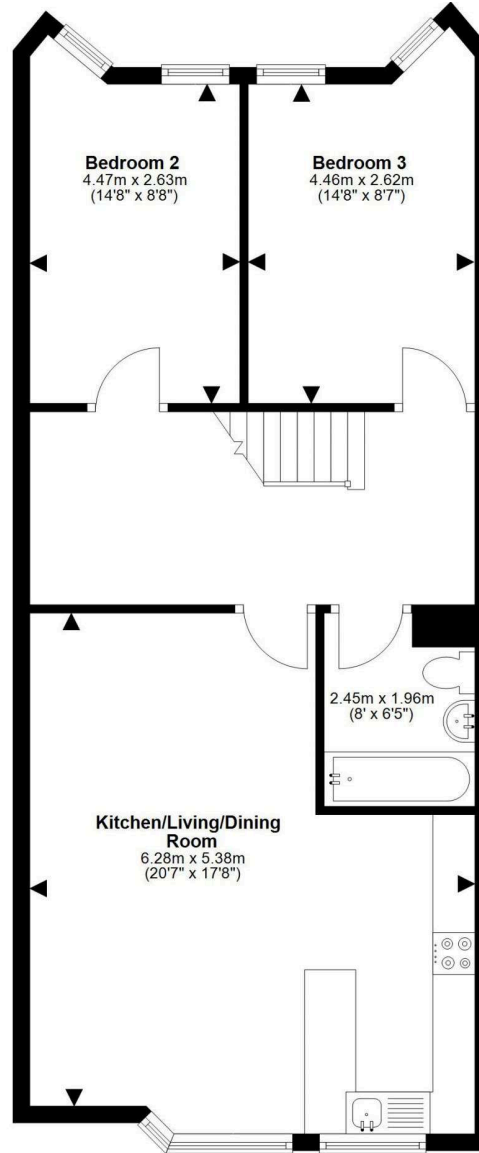
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances, black out blinds, curtains and integrated washing machine included in the sale.

The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their amenities are well within 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 or Fettes Police Headquarters. 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.