

COULTERS[©]

10/2 ETTRICKDALE PLACE

STOCKBRIDGE, EDINBURGH, EH3 5JN

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a delightful, established development bordering the idyllic Water of Leith, is this engaging freshly renovated ground floor flat in highly sought after Stockbridge.

The property has been fully redecorated throughout and fitted with fresh, neutral carpets, in addition to a sleek new bathroom, creating a fantastic home in move-in condition. The home also benefits from double glazing, gas central heating and an allocated parking space.

KEY FEATURES



Freshly decorated & upgraded, well proportioned ground floor flat.



Two double bedrooms, one with fitted wardrobes.



Superb location near the picturesque Water of Leith.



Allocated parking space.



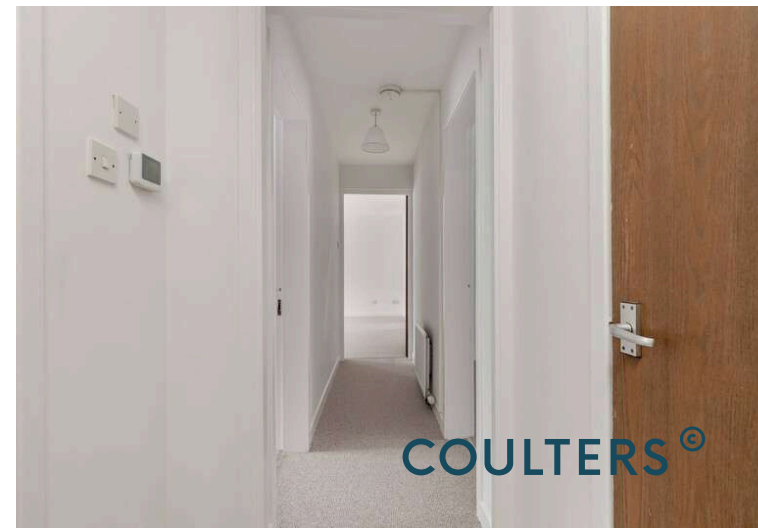
Situated in the sought after area of Stockbridge.

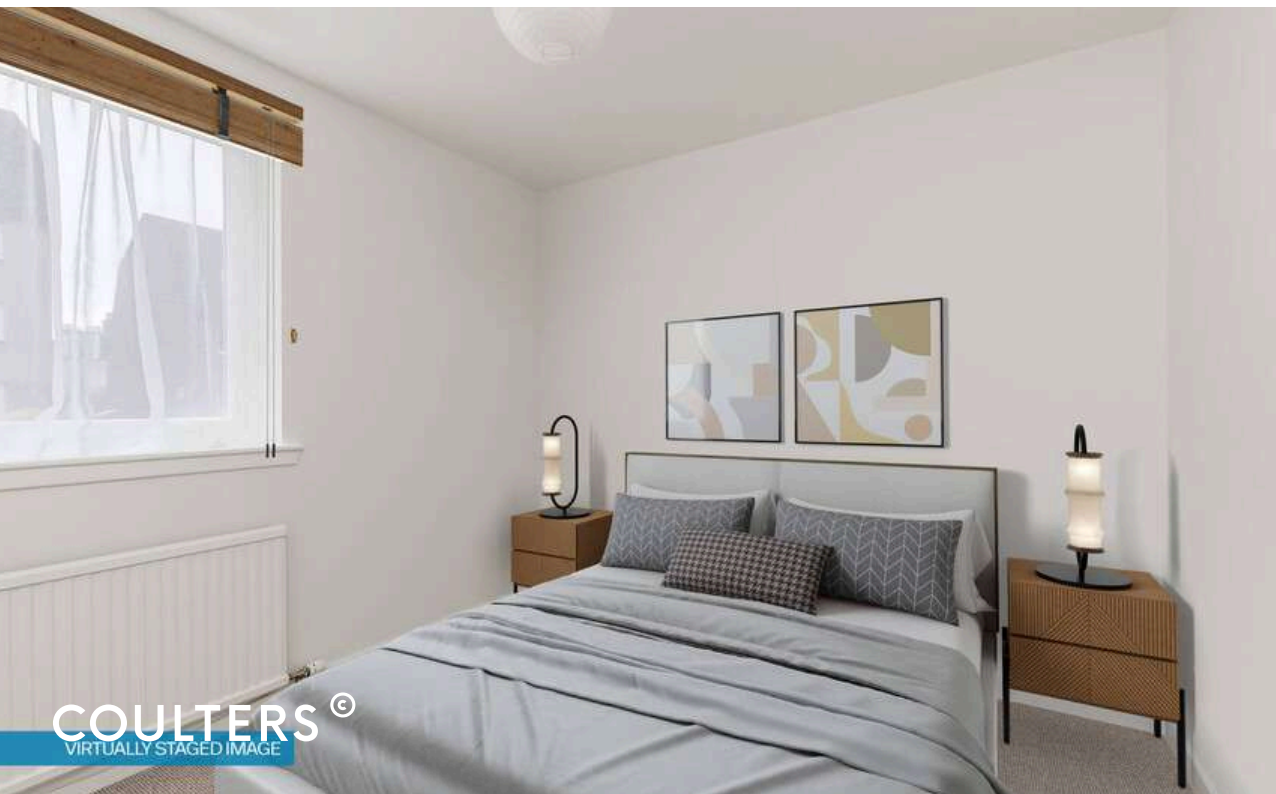


An array of local shops and amenities within walking distance.



The front door opens onto the entrance vestibule (with a handy, deep store cupboard), which leads to the hall. The spacious living room offers double windowed views to the front of the property and is filled with natural light. With a leafy outlook to the rear, the modern fitted kitchen / dining room has both wall and base mounted cabinetry and a wood effect worksurface. The appliances will be included in the sale and comprise; dual fuel cooker, washing machine, dishwasher and fridge/freezer. There is ample space for a table and chairs. Double bedroom one is also located to the rear of the building, benefitting from fitted wardrobes, whilst the double bedroom two has a bright outlook to the front. The recently upgraded bathroom with bath (and shower over), WC and wash hand basin completes the internal accommodation. Externally, the grounds are an attractive combination of paths and lawn, peppered with established trees. In addition to an allocated parking space outside the property, further permit holder and metered parking is available on Glenogle Road.





THE LOCAL AREA

The property is located in highly desirable area of Stockbridge, bordering the Stockbridge colonies, a historic area known for its community spirit and 19th century stone terrace homes built by the Edinburgh Co-operative Building Company. In the heart of this fashionable Edinburgh area, with its vibrant bars, artisan coffee shops, popular weekend market, and delicious eateries is a wonderful array of local amenities, as well as close proximity to the city centre. There is a Sainsburys Local on nearby Deanhaugh Street, an M&S food on Raeburn Place, plus a variety of independent retailers, and the popular pubs Hamilton's, and Hectors are within walking distance. Larger shopping is available at Lidl and Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank, as well as further shopping options at Craighleith Retail Park.

The green spaces of Inverleith Park, and The Royal Botanic Gardens are in walking distance as is The Water of Leith. Recreational opportunities await at Glenogle Swimming Centre, The Grange Sports Club, and Bannatyne Gym, all close by. Highly regarded schooling includes Stockbridge Primary School and Broughton High School. Private school options include Edinburgh Academy and Fettes College. The city centre including Waverley Railway Station and Edinburgh Bus Station, are a short bus journey away.

EXTRAS

All light fittings, fitted flooring, cooker, fridge/freezer, washing machine and dishwasher are included in the sale price. The Glenogle Court Residents' Association (GCRA) oversees the maintenance of the common grounds and organises events. The annual fee for this (2024/25) is £130 per flat. Housekeeping and maintenance responsibilities are shared by the flats in each block.

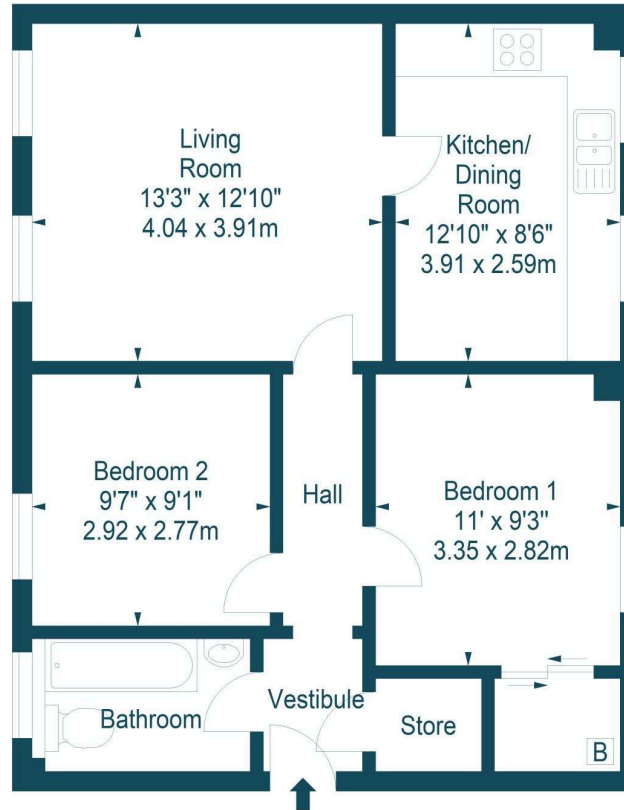
**Please note some of the images have been virtually staged.



Ettrickdale Place,
Edinburgh,
Midlothian, EH3 5JN



Approx. Gross Internal Area
629 Sq Ft - 58.43 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.