

COULTERS[©]

6A/1 WEST SILVERMILLS LANE

STOCKBRIDGE, EDINBURGH, EH3 5BD

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With a superb location set within Stockbridge and bordering the New Town, 6A/1 West Silvermills Lane forms part of a well-maintained development quietly tucked away on a charming cobbled lane. Set on the ground floor and close to fantastic amenities, transport links and excellent local schooling, the property is likely to appeal to a range of purchasers including downsizers, professionals and young families.

The accommodation comprises of; a central hallway with a storage cupboard; a generous sitting/dining room; breakfasting kitchen with quality integrated appliances; principal bedroom with built-in wardrobes and en suite shower room; further double bedroom with fitted wardrobe; third, single bedroom or home office and a family bathroom.

KEY FEATURES



Ground floor flat on quiet cobbled lane.



Well-maintained modern development.



Highly desirable Stockbridge location.



EPC Rating - TBC



Three comfortable bedrooms.



Allocated parking space in secure car park.



A short walk to George Street and Princes Street.



Council Tax Band - F



The flat comes with a secure allocated parking space situated just outside the entrance to the flat, to the rear of the building, within a gated residents' car park with fob access.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

The factor for the development is Ross & Liddell and the annual service charge is approximately £1000 which includes buildings insurance.





THE LOCAL AREA

Situated within a conservation area within Stockbridge, one of Edinburgh's most desirable neighbourhoods, the property is conveniently close to a fabulous array of fashionable bars, artisan shops, and renowned eateries. A high-amenity area, Stockbridge offers everything from hairdressers and coffee shops to doctors, pharmacies, and convenience stores - all right on the doorstep. For shopping, there are a number of convenience stores nearby, whilst larger shops can be done at a Waitrose in nearby Comely Bank or at the Tesco in Canonmills. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods.

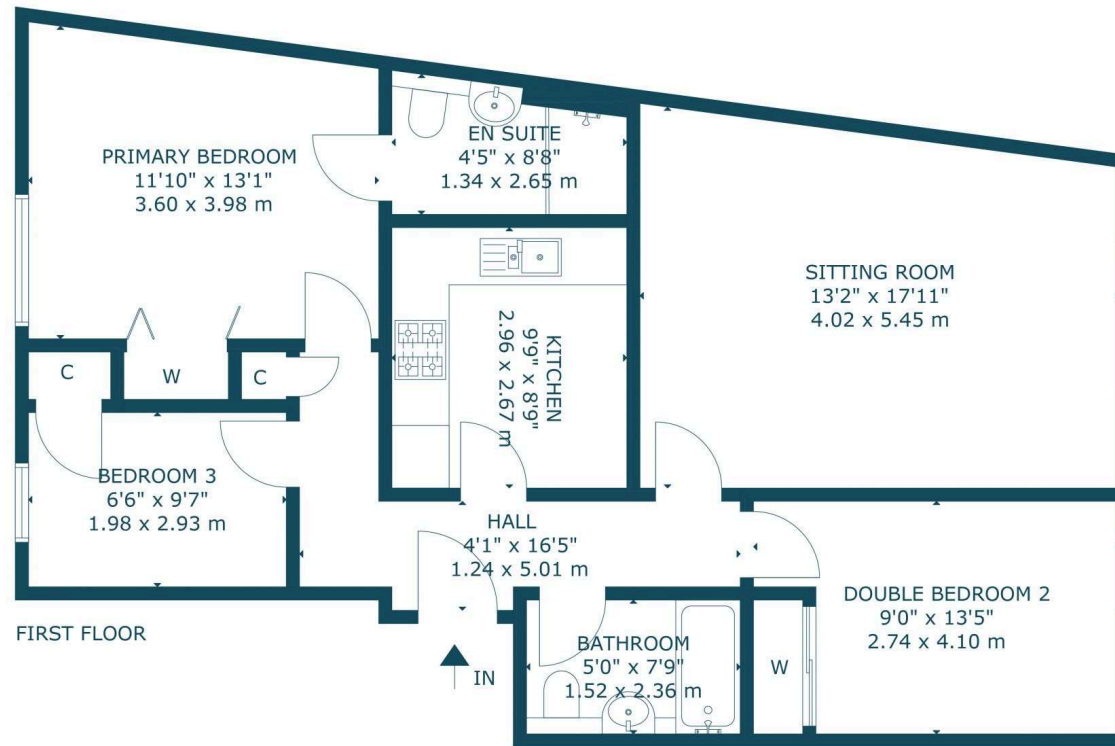
Outdoor enthusiasts will appreciate the proximity to Inverleith Park and The Royal Botanic Garden, both within walking distance, as well as the picturesque Water of Leith Walkway just moments away. Recreational facilities include Glenogle Swimming Centre and The Grange Club, which offers facilities for cricket, tennis, squash, and hockey. For commuters, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh Airport are all within a 20-minute walk, ensuring excellent connectivity.

EXTRAS

All light fittings, fitted flooring, and white goods are included in the sale. Other items may be available subject to separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

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.