



Flat 3, 6 Hatters Lane
Edinburgh, EH7 4GX

Turn Key Condition
No Onward Chain
Modern Features
Communal Gardens & Parking Via Residents Permit
Lift Access
South Facing Private Terrace
EPC: Rating C
Council tax: Band E

Available with no onward chain, this immaculate two-bedroom apartment is quietly positioned within a modern, well-maintained development featuring communal gardens and lift access to all floors. Finished to a high contemporary standard, the property offers stylish, light-filled and well-proportioned accommodation, ideal for individuals, couples or buy-to-let investors. Both bedrooms are generous doubles with fitted wardrobes, including a principal bedroom with a fully tiled en-suite shower room complete with a walk-in shower. The central bathroom is also finished to a modern standard, featuring full tiling, a bath with shower over and an electric towel radiator.

At the heart of the apartment, the bright and spacious open-plan living, dining and kitchen area provides an excellent space for both relaxing and entertaining. The fitted kitchen is equipped with integrated Smeg appliances, including an oven, microwave, gas hob with extractor fan, fridge/freezer and dishwasher and washing machine.

To the south-facing front, a glazed door opens onto a private terrace - perfect for al fresco dining and enjoying outdoor space in a peaceful setting.

Agents Note:

Off street residents parking (permits can be obtained from the council), secure bike store. Included in the sale will be all blinds, built-in appliances, fixtures and fittings. Factor Fee of approximately £80 per month.

Location:

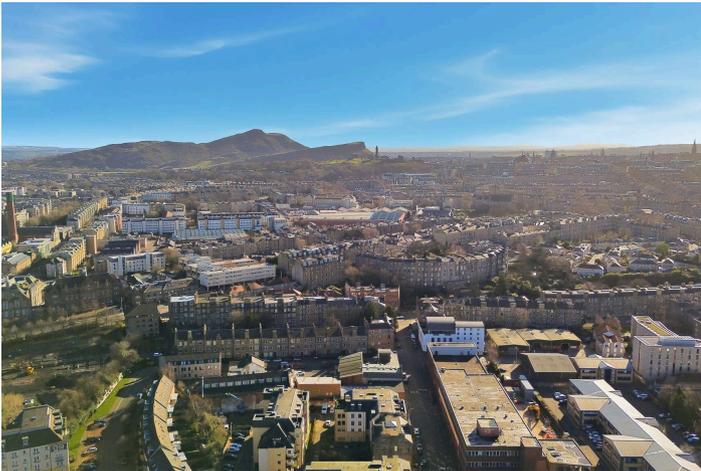
Situated just off Broughton Road, the property enjoys a prime and highly convenient location with an excellent range of amenities close at hand. There is easy access to an extensive network of cycle routes and the scenic Water of Leith Walkway, provides leafy connections to Stockbridge, Newhaven and The Shore. The popular neighbourhoods of Canonmills and Stockbridge are within easy reach, offering an excellent selection of independent boutiques, supermarkets, cafés, bars and restaurants. Edinburgh's city centre is within comfortable walking distance and is also easily accessed via regular bus and tram services, placing a superb array of shopping, cultural and leisure facilities on your doorstep. The property lies within the catchment for the well-regarded Broughton Primary School, St Mary's RC Primary School and Drummond Community High School. A range of fitness facilities are nearby, including Glenogle Swim Centre, while attractive green spaces such as St Mark's Park and King George V Park are just a short stroll away, enhancing the area's strong lifestyle appeal.













TOTAL: 668 sq. ft, 62 m2

1st floor: 668 sq. ft, 62 m2

EXCLUDED AREAS: BALCONY (CONVERSION): 162 sq. ft, 15 m2, STORAGE: 63 sq. ft, 6 m2, WALLS: 62 sq. ft, 6 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

