



23/7 Silvermills
STOCKBRIDGE | EDINBURGH | EH3 5BF


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Beautifully presented, dual-aspect, two-bedroom, second-floor apartment, forming part of a modern, factored development in the sought-after Stockbridge area, just northeast of Edinburgh centre.

The spacious and bright apartment boasts fantastic storage options, en-suite facilities, a secured entry system and the development also includes well-maintained communal grounds, a shared bike store and allocated parking space. The accommodation comprises of a welcoming hallway with generous built-in storage, generous rear-facing living room, modern dining kitchen fitted with a full range of integrated appliances, two well-proportioned double bedrooms, both with built-in wardrobe storage, and principal en-suite shower room with dual headed mains shower cubicle and vanity drawer sink unit, and a contemporary family bathroom with dual headed mains shower over bath. The property further benefits from double glazing, electric combination heating and early viewing is recommended to fully appreciate the quality of accommodation on offer.

- Beautifully presented, two bedroom second floor apartment
- Bright and spacious rear facing living/dining room
- Modern kitchen with full range of integrated appliances
- Principal bedroom with en-suite and mirrored wardrobes
- Further double bedroom with fitted storage
- Contemporary bathroom with shower over bath
- Entrance hallway with fantastic storage options
- Double glazing and electric combi central heating
- Security entry phone
- Allocated parking space

Energy rating C. Council Tax band E.

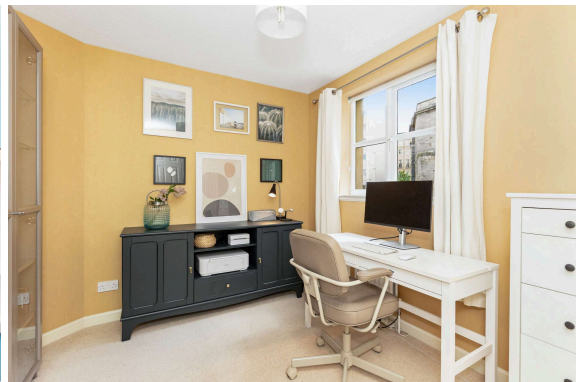
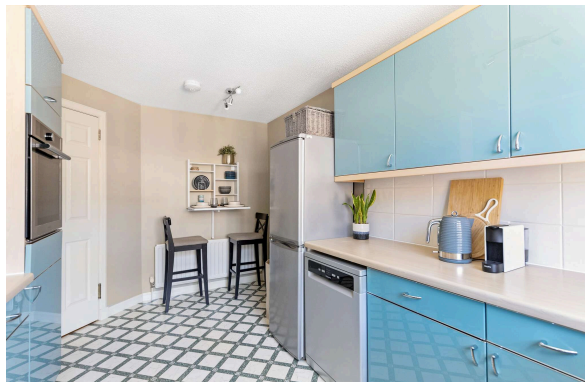
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

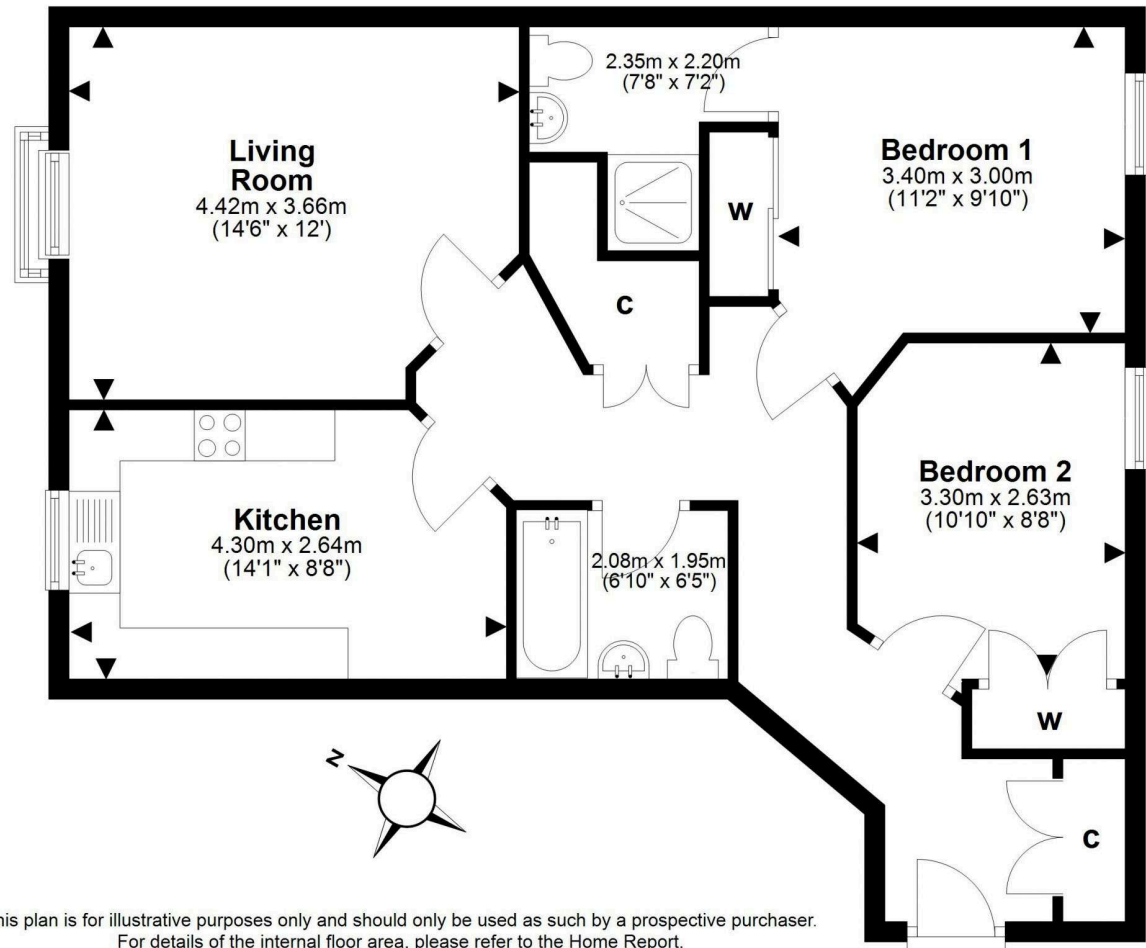


Extras included in the sale are all light shades, curtains and roller blinds, fridge, oven, dishwasher and washing machine. Some items of furniture may be available by separate negotiation.

FACTOR: A monthly fee of approximately £89 is payable to James Gibb for the upkeep of communal areas and includes buildings insurance.

Fashionable Stockbridge has a great community spirit and offers a wealth of specialist shops, cafes and restaurants to its residents. Princes Street and George Street with all their amenities and attractions are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including the green expanse of Inverleith Park, the Royal Botanic Gardens and the Water of Leith with its leafy walkways. 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.