

6C (flat 2) West Silvermills Lane, Stockbridge, Edinburgh, EH3 5BD



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Description

Beautifully appointed two bed apartment of immense appeal within an exclusive development offering private parking, and boasting an east-west orientation, generous layout, and tasteful décor. Enjoying a ground floor setting the property is desirably located within the renowned Stockbridge area, offering a wealth of amenities on its doorstep, and provides an enticing opportunity for city professionals, and those looking to downsize.

- Light and airy living room with warm interior design
- Dining kitchen with stylish wall and floor units and a full complement of integrated appliances
- Bright principal double bedroom with a soft neutral décor, built-in wardrobes, and a well-appointed en-suite shower room
- Comfortable double bedroom 2
- Principal bathroom featuring a contemporary white suite with shower over the bath
- Gas central heating and double glazing
- Secure entry system
- Allocated parking space within secure car park with fob access

Factor

The development is factored by Ross & Liddell for approx. £100 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The fitted floor coverings, induction hob, oven, cooker hood, dishwasher, washing machine, fridge and freezer are included.

EPC Rating: C



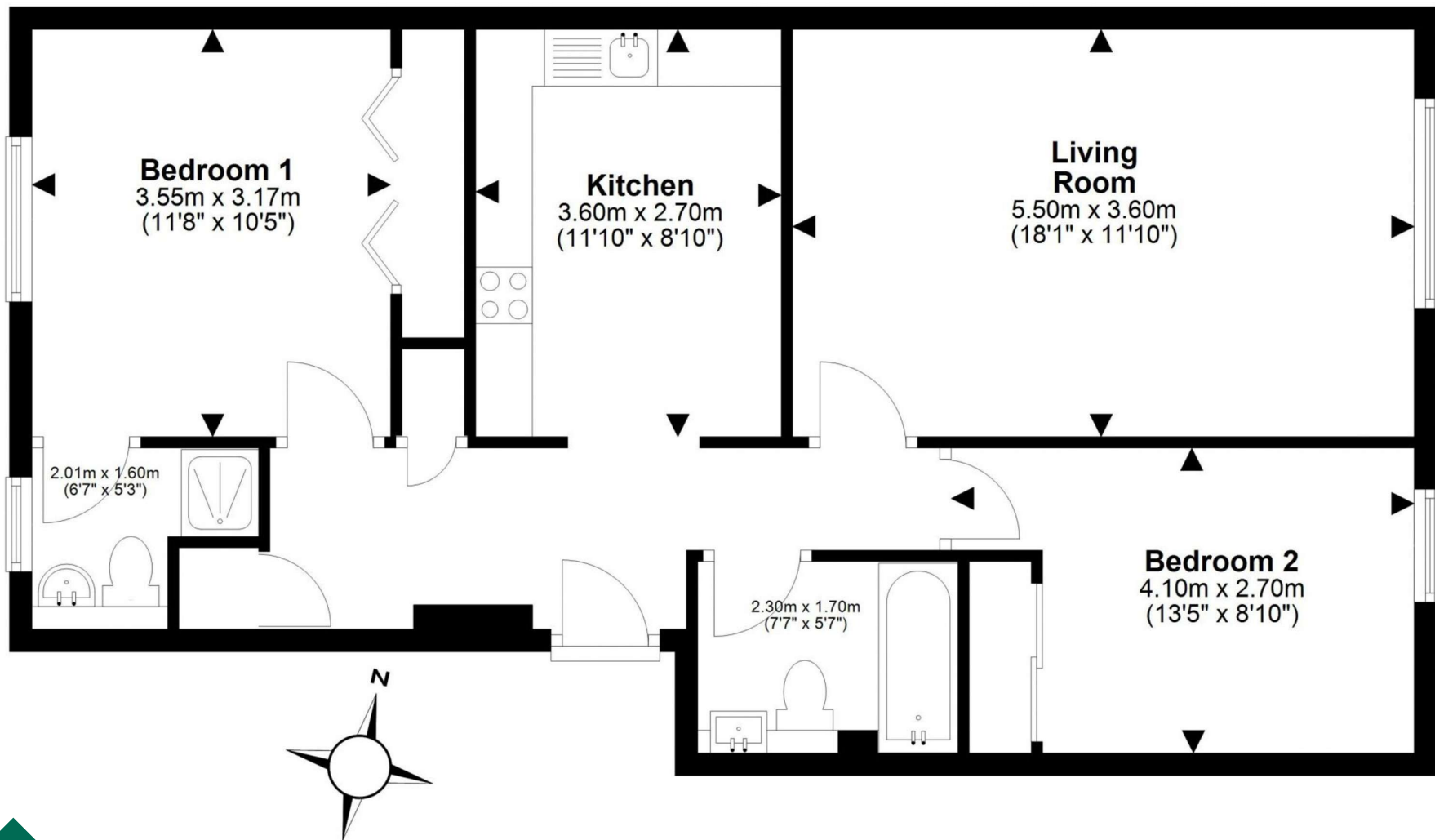
Location

Stockbridge is a highly desirable cosmopolitan village within the heart of the city and has been quoted in many published magazines as one of the best places to live in Britain. Bordered to the north by Inverleith Park and the Royal Botanic Gardens, and to the south by the celebrated New Town. It is unique in character and style and plays host to a wonderful variety of small speciality shops, fashionable bars, quaint coffee shops, delis, boutiques as well as a Waitrose at Comely Bank, a Sainsbury at Craighleith whilst an open-air market is a hive of activity on a Sunday morning. The West End and Princes Street may be reached within 10 minutes on foot, and the city's financial hub within 15. Leisurewise, the Glenogle Swim Centre offers a wide programme of activities, with The Village, Westwoods and the Grange private Sports Clubs all within a few minutes, as of course are Inverleith Park and The Royal Botanic Gardens. There are lovely walks and a cycle path along the banks of the Water of Leith, running all the way from Balerno to the waterfront at Newhaven. Road links to the central motorway network, Forth bridge and city by-pass are excellent (via Queensferry Road) and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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