



1/28 Saunders Street

Edinburgh, EH3 6TQ



80sqm

EPC
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Anderson
Strathern

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This spacious top floor flat offers bright, well proportioned accommodation within a well maintained building in a desirable residential setting. Arranged over the third and fourth floors, the property extends to approximately 80 square metres and benefits from generous room sizes, good storage, and elevated outlooks.

The upper level hosts a large living room that enjoys excellent natural light, complemented by an adjacent kitchen with a practical range of fitted units. Both double bedrooms are quietly positioned and offer ample space for freestanding furniture, while the bathroom provides a traditional three piece suite. The entrance hall on the lower level creates a welcoming arrival space and allows for coat and shoe storage.

The layout lends itself to flexibility, and either bedroom could serve as a home office, guest room, or hobby space. The flat also benefits from gas central heating, partial double glazing, access to communal grounds, and a shared stair with a lift.

Some areas of the property would now benefit from redecoration, which presents an appealing opportunity for buyers to personalise the interior to their own taste. Overall, this is an attractive home for those seeking generous accommodation, a practical layout, and the advantages of a top floor position within an established residential neighbourhood.

Property features

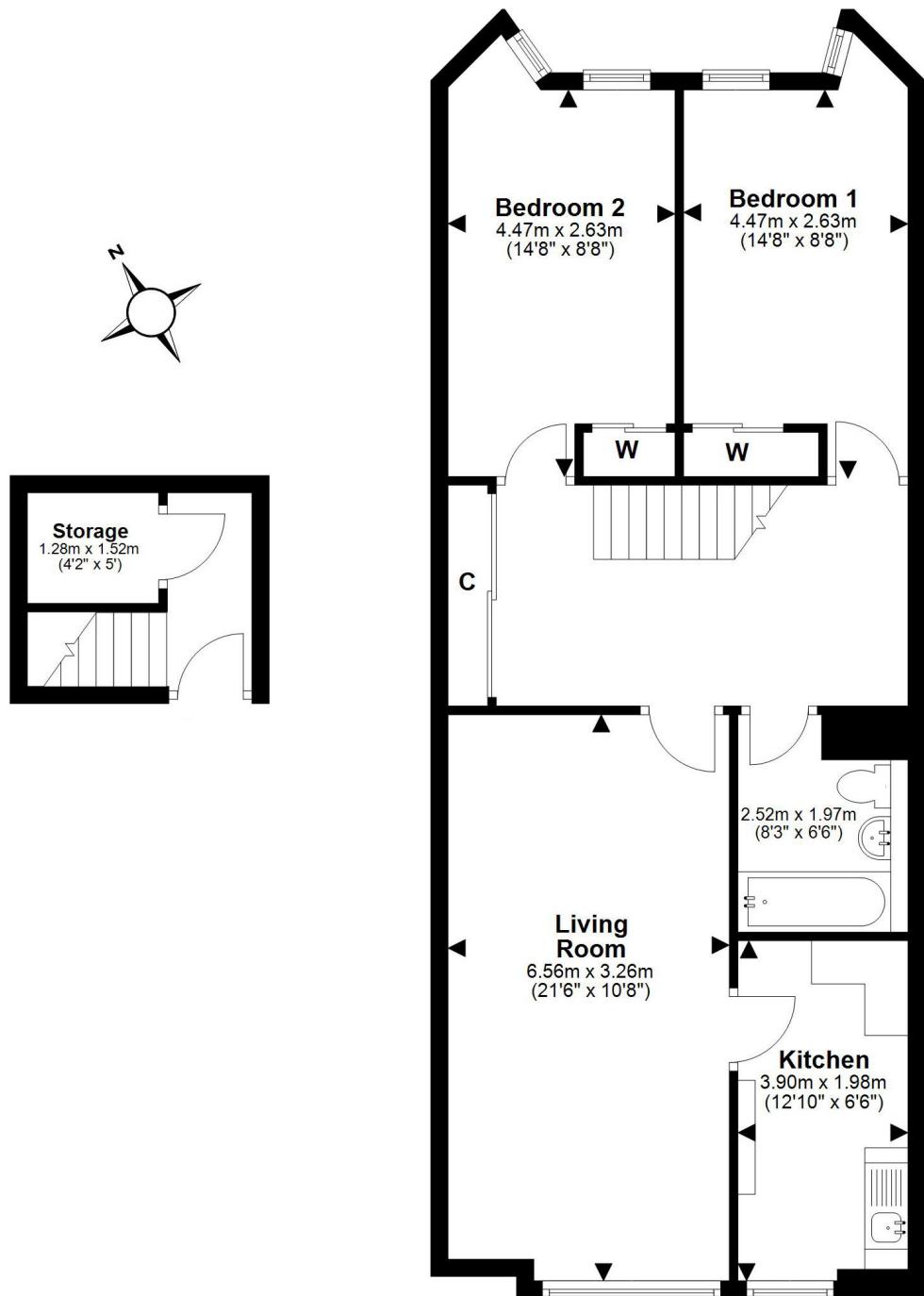
- Top/fourth floor
- Lift access
- Great potential
- Requires redecoration
- Gas central heating
- Partial double glazing
- On street parking





Location

Stockbridge is a highly desirable cosmopolitan area situated a short walk from Edinburgh's city centre. Stockbridge itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Additional shopping and commercial facilities are available in the city centre on Princes Street and George Street. A further range of high street retailers are situated at Craigleath Shopping Park. The green spaces of The Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

The building is factored by City of Edinburgh Council at an approximate cost of £28.05 per month.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS **Anderson**
Strathern
residential@andersonstrathern.co.uk