

COULTERS<sup>©</sup>

# 6C/6 WEST SILVERMILLS LANE

STOCKBRIDGE, EDINBURGH, EH3 5BD

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

6C/6 West Silvermills Lane is a bright, well presented and engaging second floor flat, forming part of an established modern development, tucked away in sought after Stockbridge.

The home has been well maintained by the current owners, benefitting from a smart new bathroom and en-suite, in addition to recently laid carpets. Enjoying a prime location within easy reach of Edinburgh City Centre, it will appeal to a variety of purchasers.

## KEY FEATURES



Well presented, spacious and bright second floor flat.



Two double bedrooms, both with fitted wardrobes and one with an en-suite.



Within walking distance of the Water of Leith walkway, George V Park and Inverleith Park.



Private residents' parking to the rear of the building (fob access).



Located in sought after Stockbridge.



An array of local amenities nearby.



EPC Rating - C



Council Tax Band - F





The attractive sitting room / dining room is a comfortable space, filled with light provided by French doors which open onto the Paris balcony. Soft fitted carpet is underfoot. A generously sized kitchen is fitted with plenty of wall and base mounted cabinetry incorporating an electric hob, oven, washing machine, dishwasher and fridge/freezer. There is ample space for a breakfast table and chairs.

To the rear of the property is the principal bedroom, benefitting from fitted wardrobes along with an en-suite shower room comprising; shower, WC and wash hand basin. A further second double bedroom also has fitted wardrobes. Additional storage cupboards are located in the hall. The fresh, modern family bathroom has a bath (with shower over), WC and wash hand basin. Heating and hot water is provided by gas central heating and there is double glazing. Externally there is an allocated parking space to the rear of the building, accessed with a fob. Residents' permit holder parking is available on the surrounding streets.





## THE LOCAL AREA

Situated within a conservation area within Stockbridge, one of Edinburgh's most desirable neighbourhoods. It is an excellent position from which to enjoy fashionable bars and pubs and renowned eateries including popular Lannan Bakery. Princes Street, George Street, and St James Quarter are just a short walk away whilst convenience stores, pharmacies, hairdressers and more are right on the doorstep. Larger shopping is available at Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank.

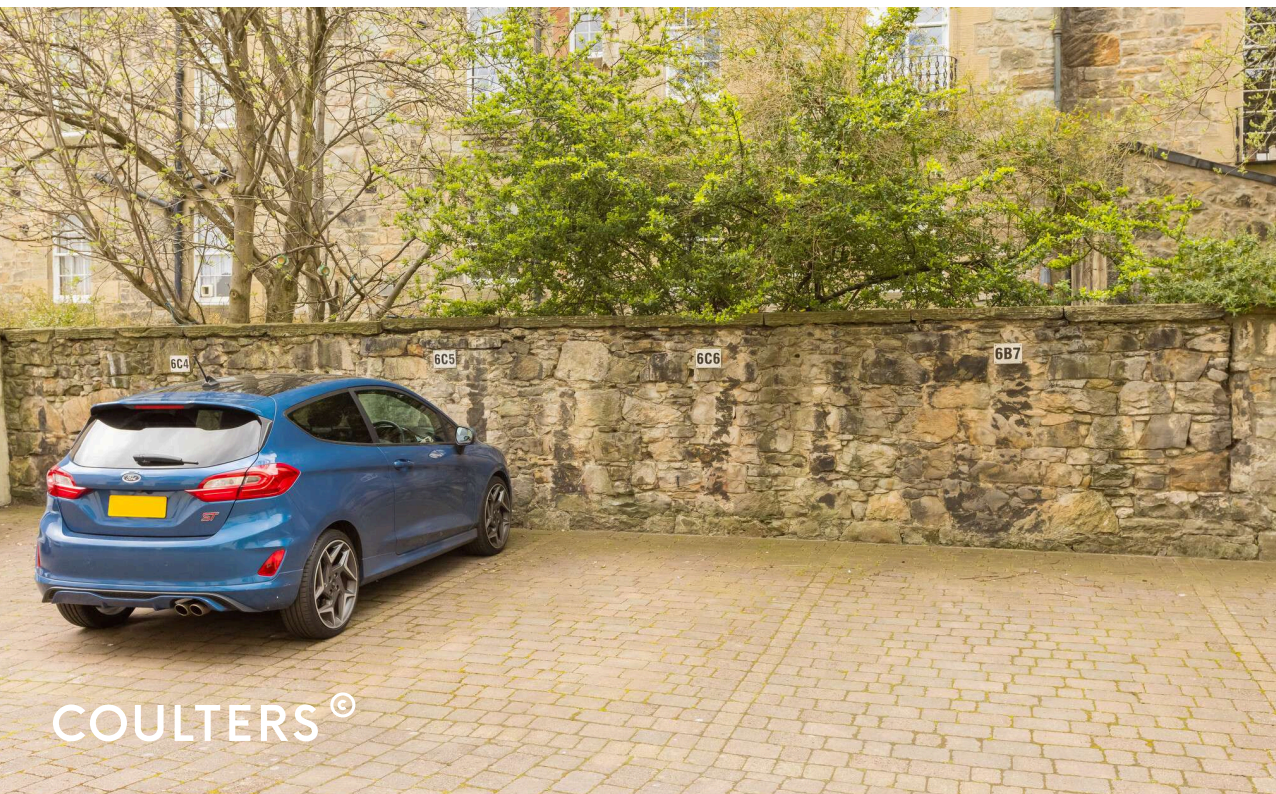
The green spaces of Inverleith Park, and The Royal Botanic Garden are easily reached as is the Water of Leith walkway. Recreational opportunities await at the nearby Glenogle Swim Centre and The Grange Club which hosts a variety of sporting activities including tennis, cricket and hockey. Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over fifteen minutes away.

## EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

The building is factored by Ross and Liddel and the approximate monthly factoring fee is £84.

Please note that some of the images have been virtually enhanced to illustrate how it could look as a home.





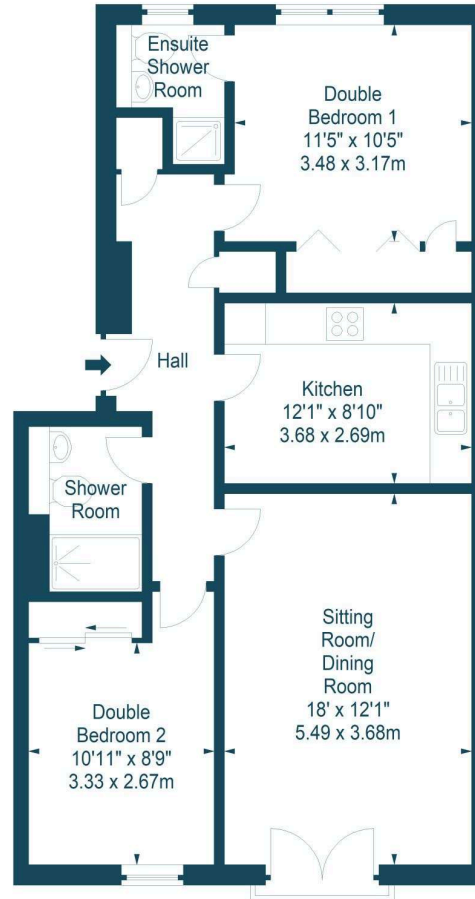
VIRTUALLY STAGED IMAGE

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West Silvermills Lane,  
Edinburgh,  
Midlothian, EH3 5BD



Approx. Gross Internal Area  
797 Sq Ft - 74.04 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

## GET IN TOUCH

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## 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.