



COULTERS[©]

36 WEST SILVERMILLS LANE

STOCKBRIDGE, EDINBURGH, EH3 5BD

 2 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a quiet cobbled street, 36 West Silvermills Lane is an elegant 2 bedroom maindoor flat. Forming part of an established modern development, the flat is ideally situated a short walk from Princes Street and the centre of Stockbridge.

The property benefits from a large garage directly adjacent to the front door of the flat and a further allocated parking space within the secure underground carpark. The garage, which has a single electric up-and-over door, has the proportions of a double garage and benefits from light and power.

KEY FEATURES



Beautifully presented maindoor flat.



Large sitting/dining room and modern kitchen with space for a dining table.



Two double bedrooms, one with ensuite shower room.



Large garage with electric door.



Allocated parking space within secure carpark



Located in highly desirable area of Stockbridge.



EPC Rating - D



Council Tax Band - F



Internally, the property is immaculately presented throughout with stylish, neutral decor. The maindoor entrance leads into a private ground floor vestibule with a carpeted staircase providing access to the first floor.

The accommodation comprises - large sitting/dining room; contemporary kitchen with fitted base and wall units, appliances and space for a dining table; principal bedroom with fitted wardrobes and ensuite shower room; double bedroom 2 with fitted wardrobe; and bathroom with shower over the bath.





THE LOCAL AREA

With a charming village feel and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live. A pleasant stroll from the City Centre it is known for its selection of independent artisan shops, boutiques, cafés and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce.

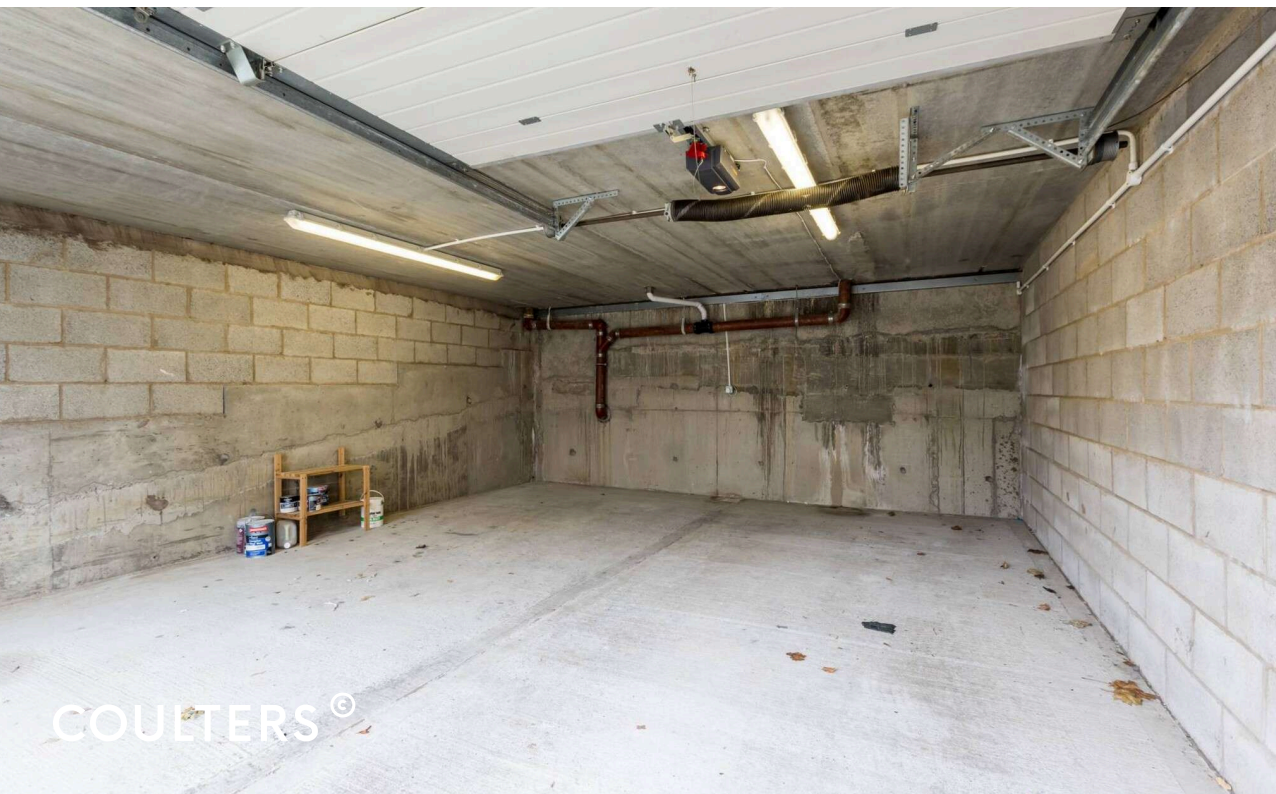
For daily shopping needs, there is a Scotmid, Sainsbury's Local and Co-op Food.

When it comes to picturesque walks green spaces you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy.

Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the kitchen appliances. Some items of furniture may be available by separate negotiation.

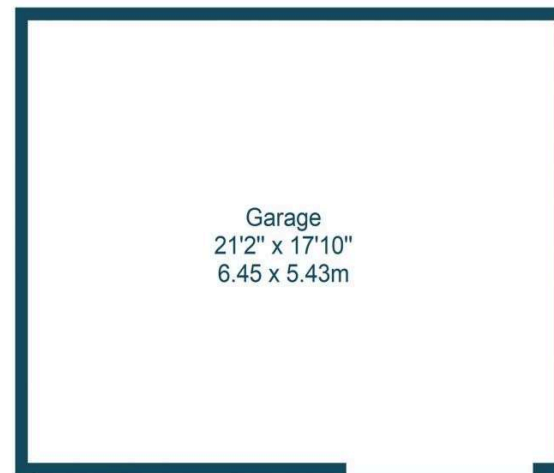




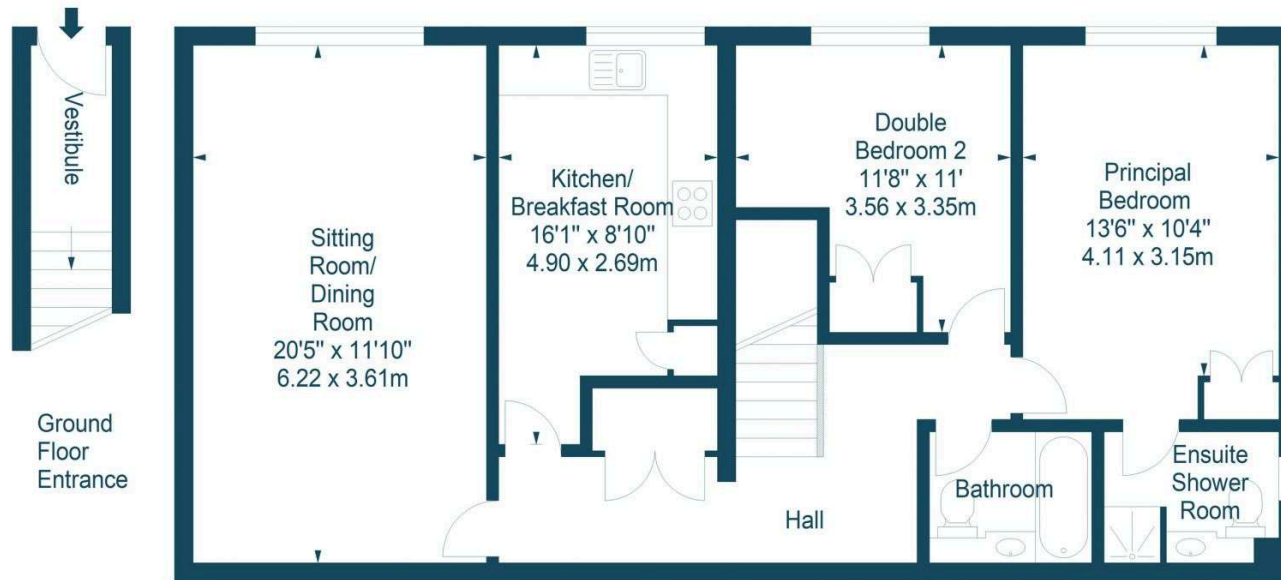
West Silvermills Lane,
Edinburgh,
Midlothian, EH3 5BD



Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
Garage
Approx. Gross Internal Area
377 Sq Ft - 35.02 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.