



**42 West Silvermills Lane,
Stockbridge, EH3 5BD**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

RARELY AVAILABLE

TWO-BEDROOM, MAIN DOOR APARTMENT



The property for sale is a rarely available two-bedroom elevated main door apartment. It is quietly situated in this prime locale yet just a short walk to the local amenities and city centre districts. The luxurious apartment has been freshly decorated with a soft neutral décor which complements the floor coverings which include solid oak wooden flooring. It boasts plenty of natural light and has a pleasing outlook over Silvermills towards Henderson Row. The sitting room is stunning, full of light and beautifully decorated with great flair. The fitted dining kitchen offers great storage/preparation space with many quality units/toning worktops and comes complete with appliances. It also provides space for a large dining table and chairs. There is a generous master double bedroom with two double fitted wardrobes and door into an immaculate en-suite shower room, beautifully tiled with electric shower and fitted vanity units. There is one further double bedroom offering ample space for furnishings and a principal bathroom with modern three-piece suite and waterfall style shower.

Entrance stairway

Hall

Sitting room

Dining kitchen

Master bedroom with en-suite shower room

Second double bedroom

Bathroom

Gas central heating and double glazing

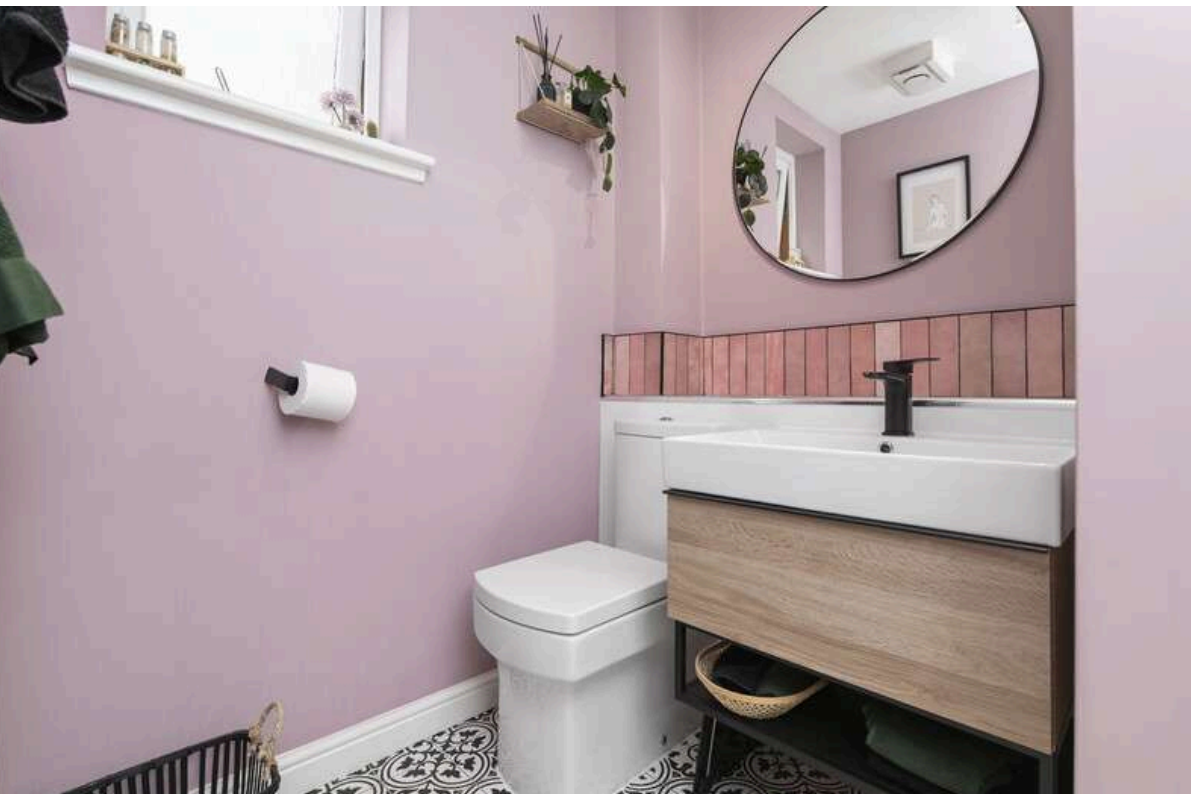
Security entry

Private parking space

Bike store/storage area

Factored by James Gibb and the factoring charges are approx. £600.00 per annum which includes cleaning of the common areas of the development, landscaping and common buildings insurance.





STOCKBRIDGE

Stockbridge is a village within the heart of the city, 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, as well as a Waitrose at Comely Bank, a Sainsbury at Craigleith and a Morrisons on Ferry Road. 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. An open-air market is a hive of activity on a Sunday morning and there are numerous cafes, restaurants and bars to enjoy. 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.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, electric oven, gas hob, extractor fan, integrated fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

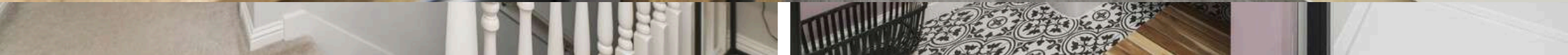
Home Report Valuation

£375,000

EPC Rating

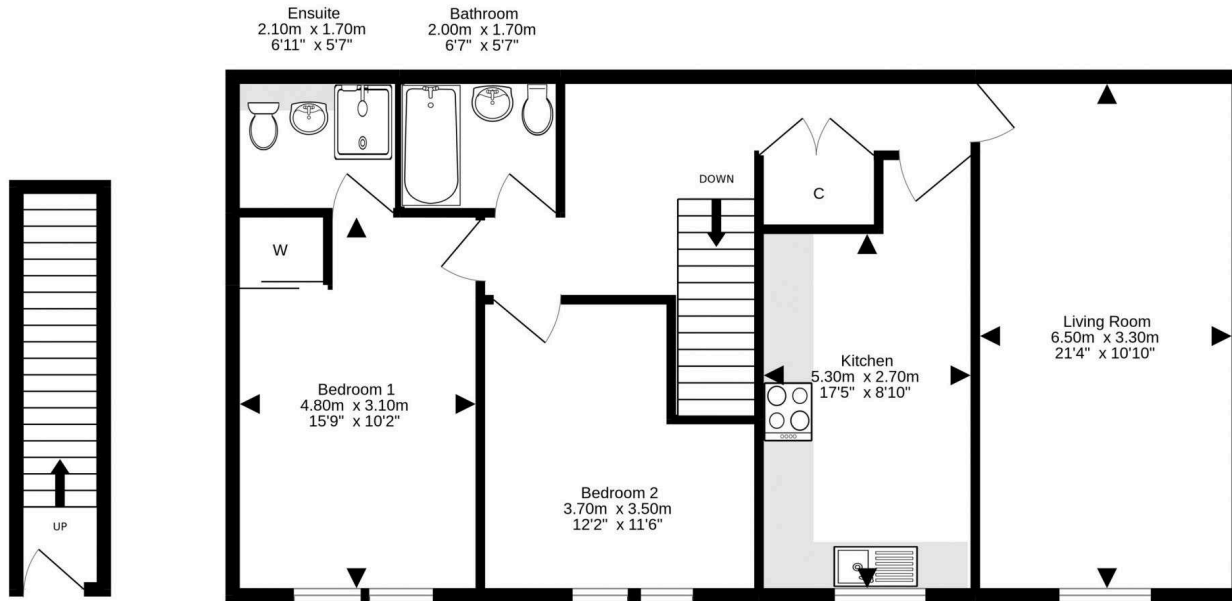
C











For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.