



3 Reid Terrace, Edinburgh, EH3 5JH

Description

Immaculately presented one bedroom main door lower colony flat with private garden offering open outlooks on both front and rear aspects, situated within the highly sought after Stockbridge Colonies.

The property is ideally placed for the diverse selection of amenities locally within Stockbridge including independent shops and boutiques, cafes, restaurants, bars and the Inverleith park with pond and tennis courts.

The property is in excellent order throughout and benefits from gas central heating with a Veissman boiler, sash and case slimtech double glazed windows and plenty of storage.

The accommodation comprises:

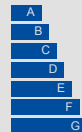
- Entrance vestibule and hallway
- Living room with stripped wood floors, feature cast iron fireplace, dining recess, open shelved press, working shutters and hatch to cellar which provides additional storage
- Deluxe fitted kitchen with a range of wall and base mounted units with worktops with matching splashbacks, inset Franke stainless steel sink and appliances including electric induction hob, oven with integrated fridge freezer, dishwasher and washing machine
- Double Bedroom with fitted wardrobes and working shutters, window seat and press
- Bathroom with white three-piece suite with double sized shower



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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Outside and Gardens

Pleasantly landscaped "wildlife" garden planted with a variety of established plants, shrubs and wild flowers to attract wildlife. The garden shed with adjoining water butt is included in the sale.

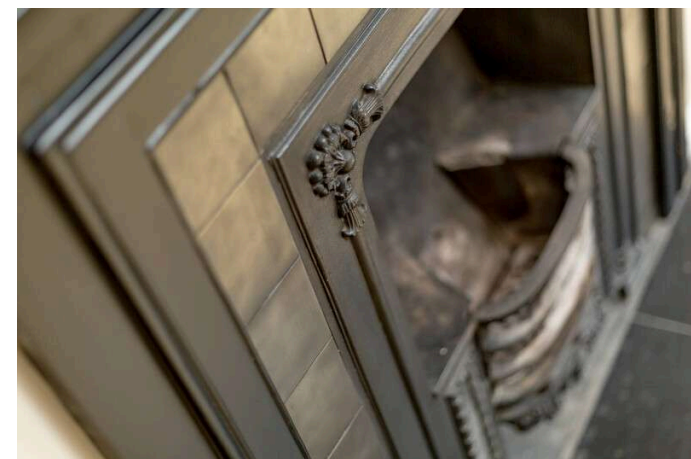
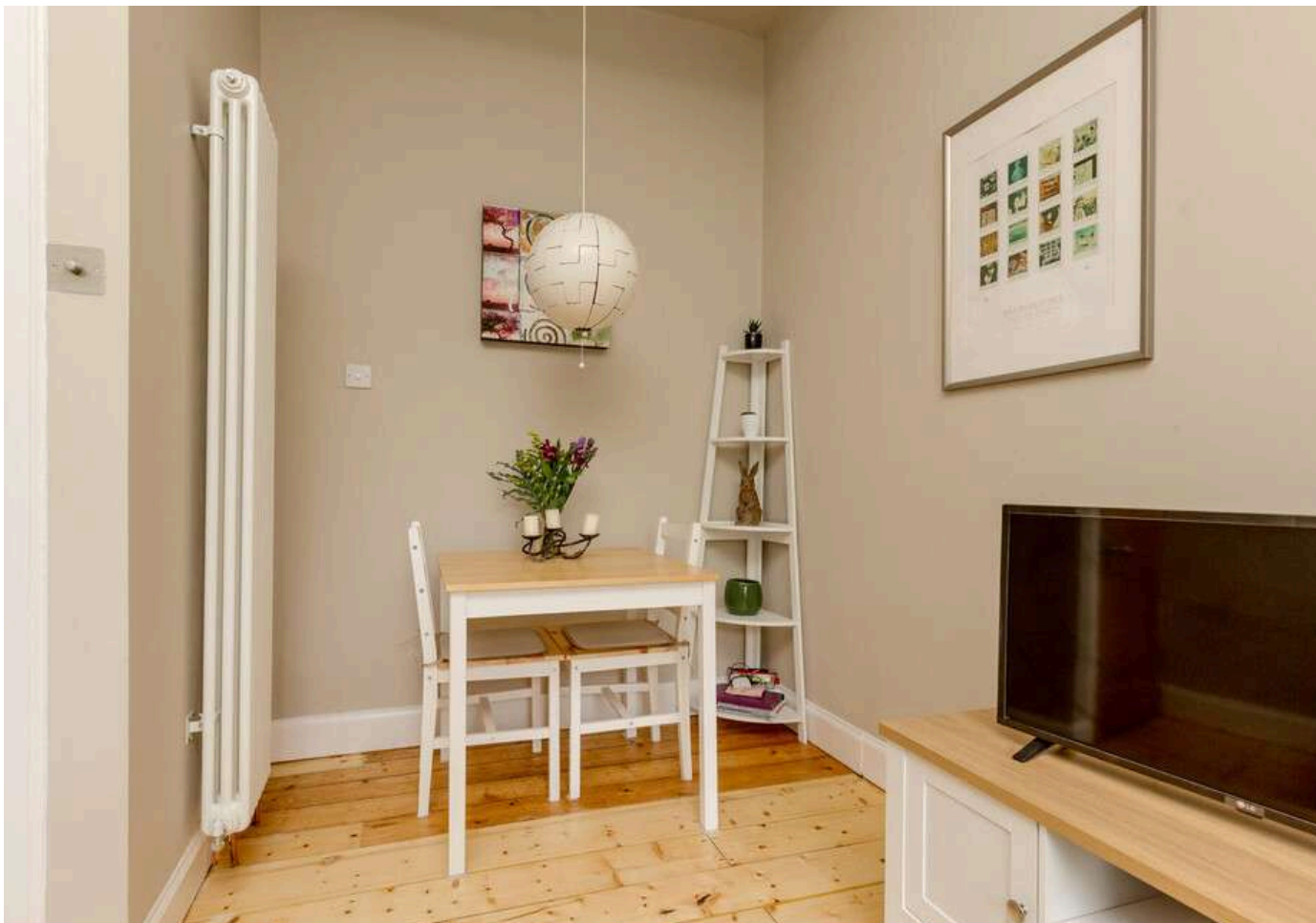
Extras

The fixed floor coverings, blinds and kitchen appliances are included in the sale. The curtains and curtain poles are excluded from the sale.

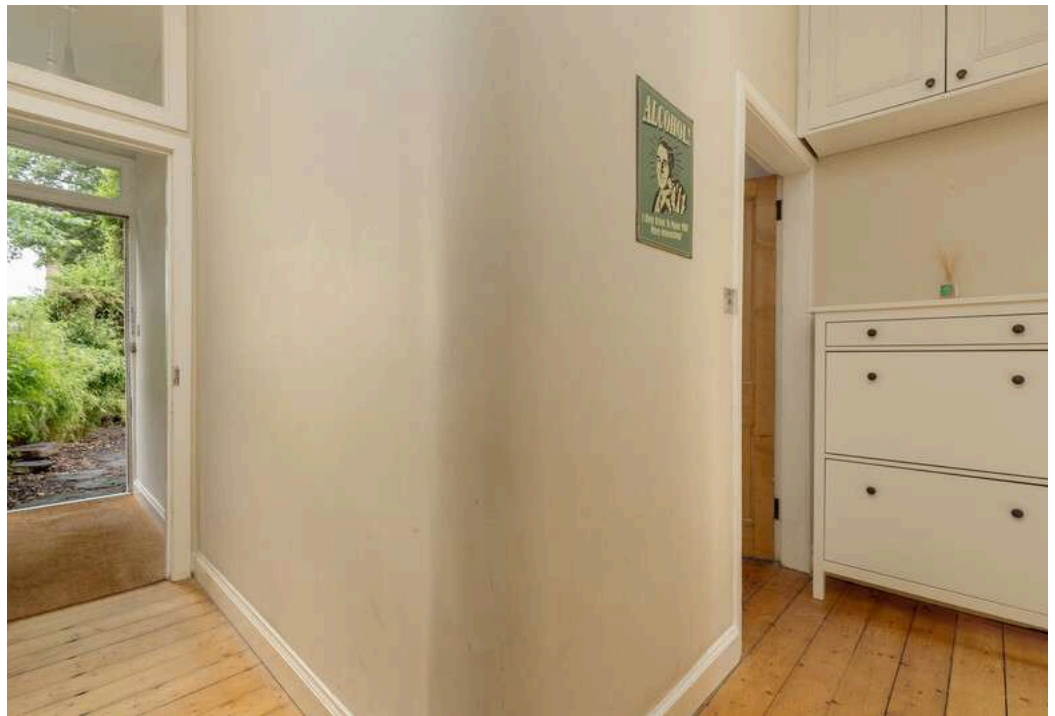
Location

Stockbridge is one of the most exclusive areas in Edinburgh bordering the New Town and within easy walking distance of the city's main shopping, business and financial centres. It has an excellent mix of shops, banks, bistros, restaurants, well-established Sunday market and also with a nearby Waitrose. Slightly further afield is Craighleith Retail Park. It is in the school catchment for Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School and St Thomas Of Aquin's R.C. High School. Many of Edinburgh's finest independent schools are also close by including Fettes College, Edinburgh Academy, St Georges School, The Mary Erskine School and Stewart's Melville College. The Usher Hall, Traverse and Lyceum Theatres, National Gallery of Modern Art, Dean Tennis Club, Drumsheugh Baths, the Botanic Gardens and Edinburgh Sports Club all lie within easy walking distance. Nearby pleasant walks can also be enjoyed along the Water of Leith Walkway. Transport facilities are excellent in terms of both bus routes and Haymarket Railway Station and trams at the West End.

Council tax - Band C



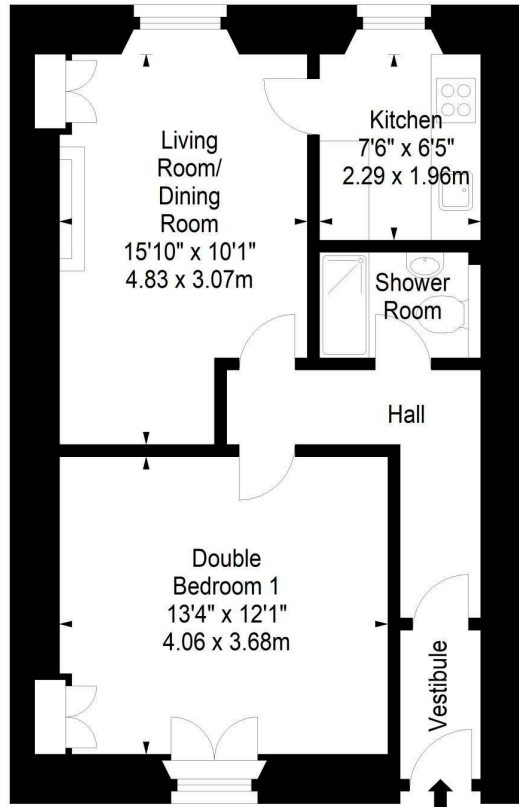




Reid Terrace,
Edinburgh,
Midlothian, EH3 5JH



Approx. Gross Internal Area
501 Sq Ft - 46.54 Sq M
For identification only. Not to scale.
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Ground Floor



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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