



1/1 East Silvermills Lane, Edinburgh, EH3 5BG

Description

Well-presented one bedroom ground floor flat, which forms part of a Victorian conversion, and has a private garden with southerly aspect and an allocated parking space within a private car park. It shares an entrance hallway with one other property to the rear of the building. The private car park is accessible from Henderson Place Lane, as is the garden and common entrance hallway. It has traditional sash and case astragal windows in keeping with the style of the property and also benefits from gas central heating with a modern Baxi combi boiler.

The accommodation comprises:

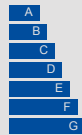
- Entrance hall with shelved cupboard and deep walk-in storage cupboard with coat hooks and top shelf
- Generous living room with oak flooring, cornicing, recessed open press and window overlooking the garden
- The kitchen is fitted with a range of white gloss units, laminate beech effect worktops with inset stainless steel sink and appliances including gas hob, extractor hood, electric fan oven, washing machine, fridge freezer and integrated dishwasher
- The bathroom is fitted with a pedestal wash basin, WC, heated towel rail and bath with Mira electric shower over
- Spacious double bedroom with built-in wardrobes, cornicing and window to the front



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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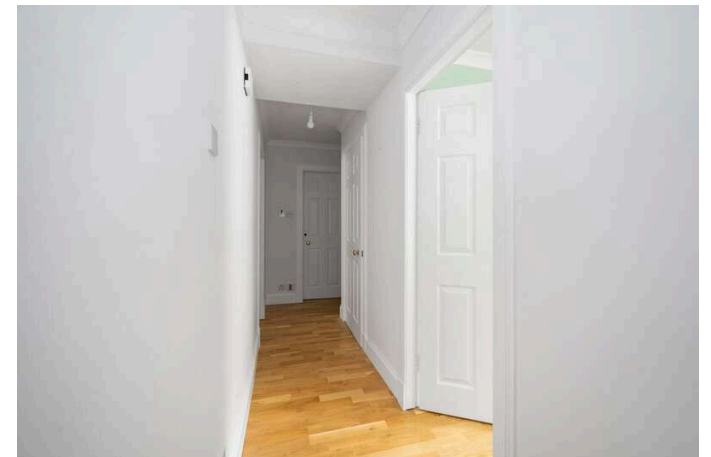


EPC RATING
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Outside and Gardens

The private garden has a paved patio area, clothes line and borders planted with mature shrubs. The private car park has a barrier and padlocked gate for security and provides secure off street parking close to the City Centre.

Additional information

The property has been damaged by a plumbing defect from the property above due to a defective plumbing part. This issue is understood to have been sorted. A quote has been obtained to sort the corresponding dampness caused by this escape of water and this report is available at the bottom of the Home Report.

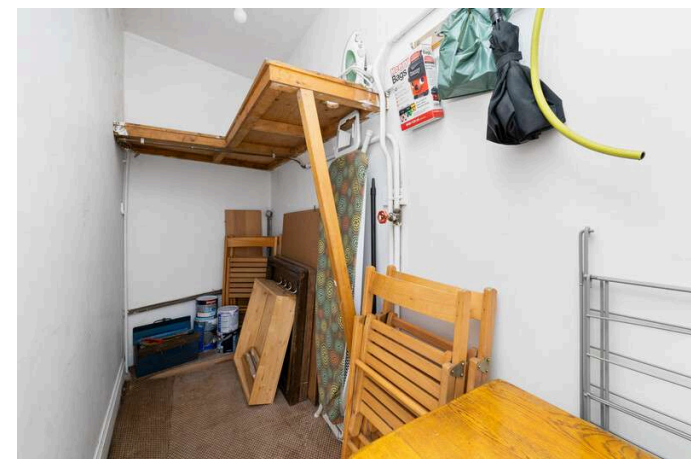
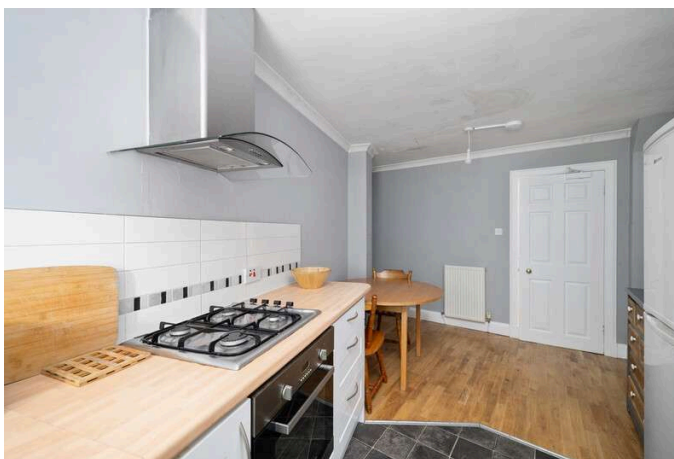
Extras

The fixed floor coverings, light fittings, blinds and kitchen appliances are included in 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, 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.

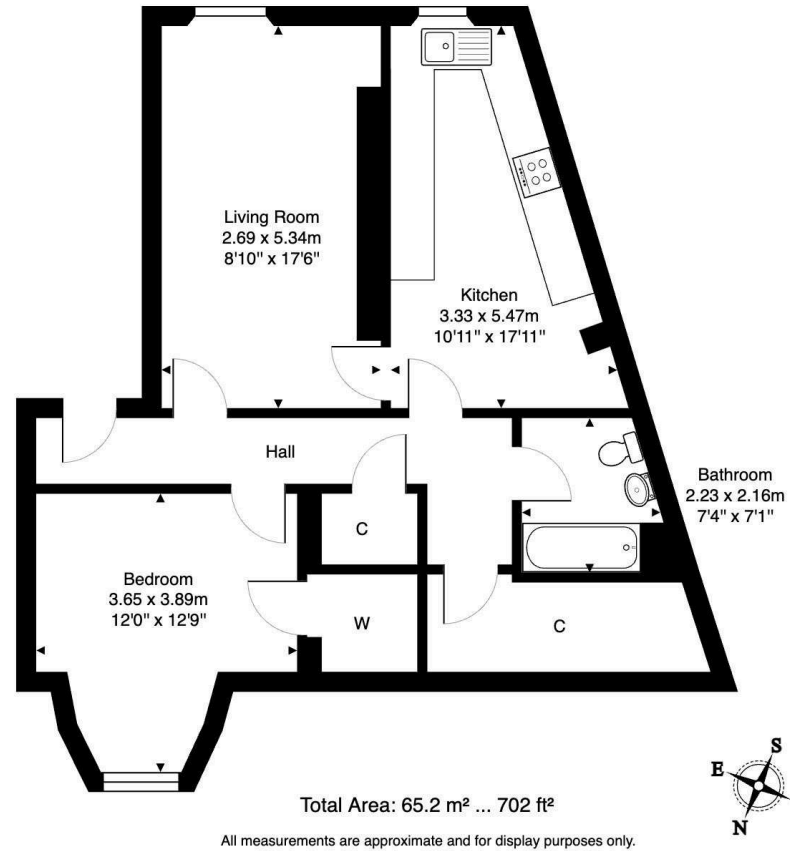
Council tax - Band D







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Offers can be submitted in writing, fax or email:

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