



25/12 Silvermills,  
Stockbridge, Edinburgh, EH3 5BF

CALL US ON 0131 447 4747

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- Shared secure entry.
- Reception hall with excellent storage.
- Attractive south facing living room/dining room.
- Fitted kitchen with appliances.
- Good-sized double bedroom with built-in mirrored wardrobes.
- Freshly presented bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Resident's parking.
- Secure bike store.
- Permit & metered parking in surrounding streets.



## GENERAL DESCRIPTION

A well-presented second floor flat, forming part of an exclusive modern development in the much sought after and highly desirable Stockbridge district of the city, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property would make an ideal purchase for first time buyers/young couple or perhaps for letting purposes and the property is brought to the market in move-in condition.

## FACTORYING NOTE

The development is factored by James Gibb at an approximate charge of £320 per quarter. This covers the maintenance of all the communal areas and also the block's buildings insurance.

### COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

### D.

APPROXIMATELY 1.4 MILES TO EDINBURGH WAVERLEY STATION.

APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.

WITHIN 300 METRES.

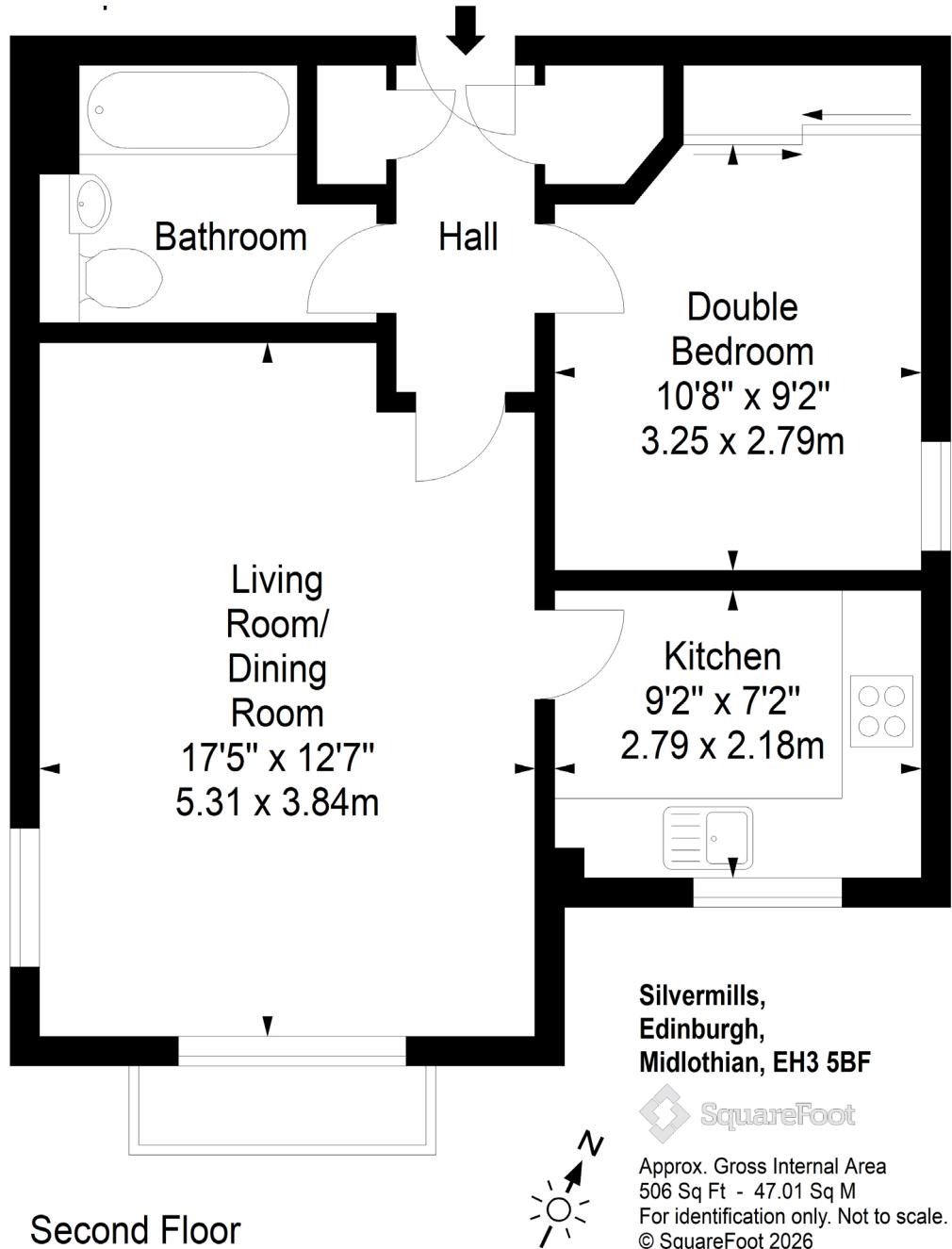
## LOCATION

The property enjoys a superb location on the edge of The New Town in the vibrant and highly sought after Stockbridge area. There are a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques on the doorstep. Locally there is a Waitrose supermarket on Comely Bank Road and a Sainsbury's supermarket and a range of retail stores can be found nearby Craigleath Shopping Park near Blackhall. Many of central Edinburgh's extensive selection of amenities and facilities are within comfortable walking distance. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumchirg Bath Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.

**EXTRAS:** ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND INTEGRATED BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE STANDING FRIDGE AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY WILL BE AVAILABLE THROUGH NEGOTIATION.



ENERGY PERFORMANCE  
CERTIFICATE RATING C



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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.