

STOCKBRIDGE  
2/4 ETTRICKDALE PLACE  
EH3 5JN



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EPC RATING: C

OFFERS OVER £225,000



## MODERN ONE BED FIRST FLOOR FLAT IN POPULAR STOCKBRIDGE

This superb one-bedroom apartment is perfectly placed just a stone's throw from the picturesque district of Stockbridge with its ever-popular range of coffee shops, bars, restaurants, supermarkets & independent retailers, together with access to leisure facilities and the wide-open spaces of Inverleith Park, the Royal Botanic Gardens & the Water of Leith. It would make an ideal home for first-time buyers, young professionals, downsizers or investors. Presented in a contemporary style, the accommodation comprises a spacious living/dining room - perfect for relaxing and entertaining, an updated kitchen with excellent range of fitted units & appliances, a generous double bedroom with two sets of fitted wardrobes and a modern bathroom. Further benefits include gas central heating, double glazing, beautifully maintained communal gardens and a very handy allocated parking space. The property is walkable to the city centre and there is also a great range of bus services available nearby.

**VIEWING SUN 2-4PM OR CALL JARDINE PHILLIPS 0131 4466850**

### PROPERTY DESCRIPTION

- Hallway with feature open shelving
- Spacious twin windowed living/dining room with open shelving
- Well appointed kitchen with good range of white high gloss units & appliances
- Double bedroom with original fitted wardrobes and the added bonus of further fitted wardrobes with sliding doors, together with some open shelving
- Bright, modern bathroom with bath with mains shower over, vanity sink unit, wc, wall hung towel rail and designer radiator

- Gas central heating from Worcester combi boiler located in a cupboard in the bedroom
- Timber double glazed casement windows
- Well maintained communal areas – a fee of £160 per annum is payable for maintenance of these areas. It is also possible to secure a subscription to the private Dean Gardens
- Allocated parking space on the development

### AREA

Stockbridge is an extremely popular area with a village feel within a brisk walk or short bus ride of Edinburgh city centre. The property is ideally situated for access to all local amenities, including an excellent range of supermarkets (Waitrose, M&S & Scotmid), coffee shops, bars, restaurants, independent stores, galleries and bookshops. Craigleath Retail Park is also a short bus ride away. Inverleith Park, the Royal Botanic Gardens, Dean Gardens and the Water of Leith Walkway are all close by and Glenogle swim centre provides a beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. There are numerous buses running from the main road both into and out of town and there is easy access to the motorway network.

### EXTRAS

The blinds, light fittings, induction hob, double oven, fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

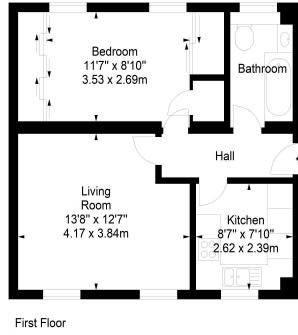
£230,000

Living/dining room	13'8 x 12'7 (4.17 x 3.84m)
Kitchen	8'7 x 7'10 (2.62 x 2.39m)
Bedroom 1	11'7 x 8'10 (3.53 x 2.69m)

Ettrickdale Place,  
Edinburgh,  
Midlothian, EH3 5JN

 SquareFoot

Approx. Gross Internal Area  
489 Sq Ft - 45.43 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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