

# 5/5 Ettrickdale Place

CANONMILLS, EDINBURGH, EH3 5JN



*Bright second-floor Stockbridge apartment by the Water of Leith with excellent potential and an enviable location for first-time buyers or investors*



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McEwan Fraser Legal is delighted to present this one-bedroom second-floor flat, set within a highly desirable modern development in the heart of Stockbridge, overlooking the picturesque Water of Leith. Offering bright and well-proportioned accommodation, this property presents an excellent opportunity for first-time buyers, professionals or investors alike.

# THE LIVING ROOM



The accommodation comprises a spacious living room, creating a comfortable space for relaxing and entertaining, while the kitchen offers good storage and workspace.

# THE KITCHEN

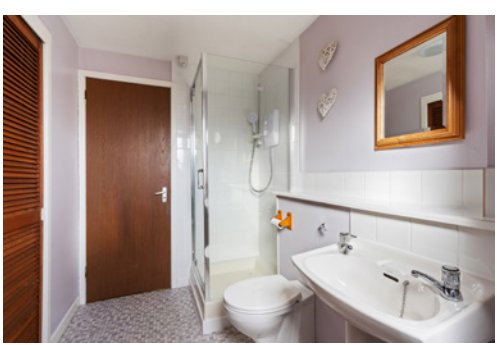




The generous double bedroom provides ample room for freestanding furniture, and the bathroom is well-maintained and functional.

The property is presented in good decorative order throughout and is perfectly habitable as it stands, although it would now benefit from a degree of cosmetic modernisation, allowing a purchaser to add their own style and potentially increase value.

## THE SHOWER ROOM



# THE BEDROOM



Further benefits include gas central heating, ensuring warmth and efficiency throughout the year, along with the advantages of living within a well-maintained modern development. No guarantee can be given as to the condition of the appliances. The boiler has all safety certificates and has been serviced regularly.

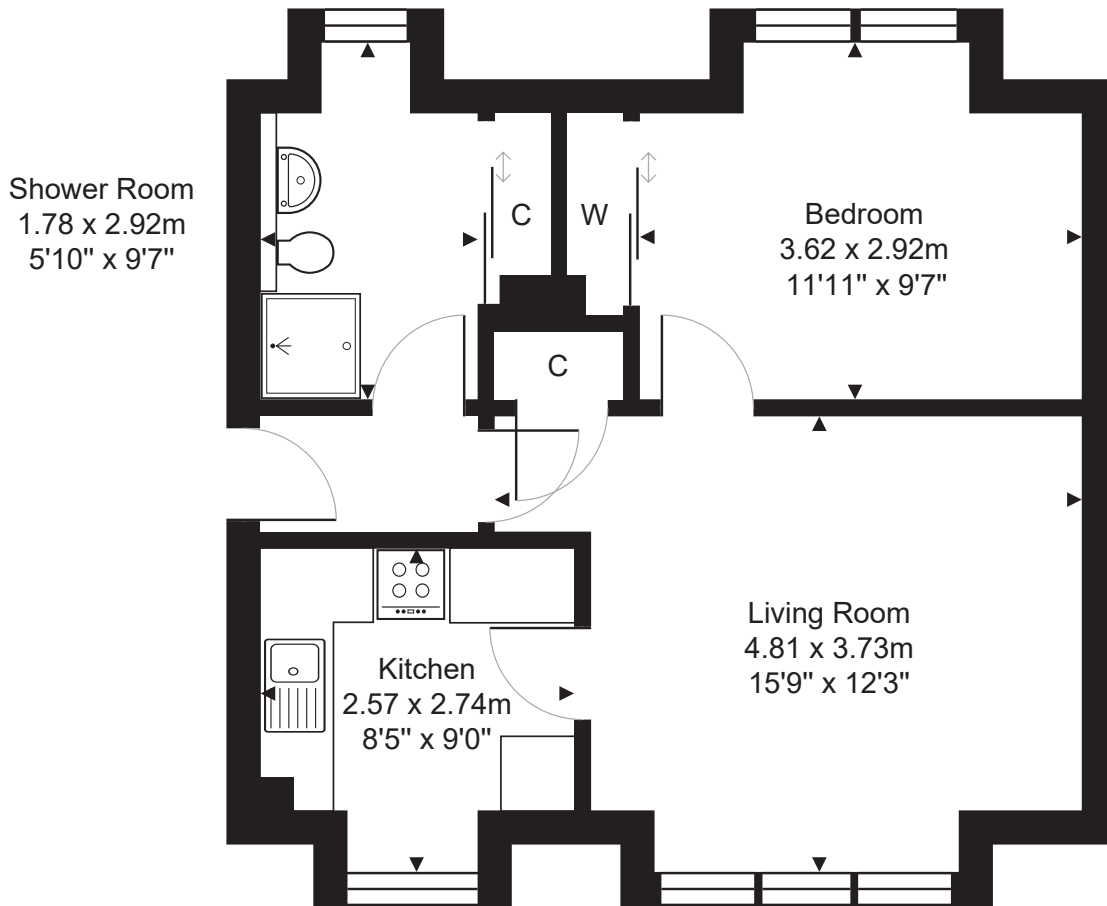
The location is a particular highlight, with the Water of Leith on the doorstep and Stockbridge's renowned cafés, restaurants, independent shops and green spaces all within easy walking distance. Edinburgh's city centre is also easily accessible, making this an ideal home for those seeking convenience and lifestyle in equal measure.

This is a fantastic opportunity to acquire a property with excellent potential in one of Edinburgh's most sought-after locations. Early viewing is highly recommended.

# EXTERNALS

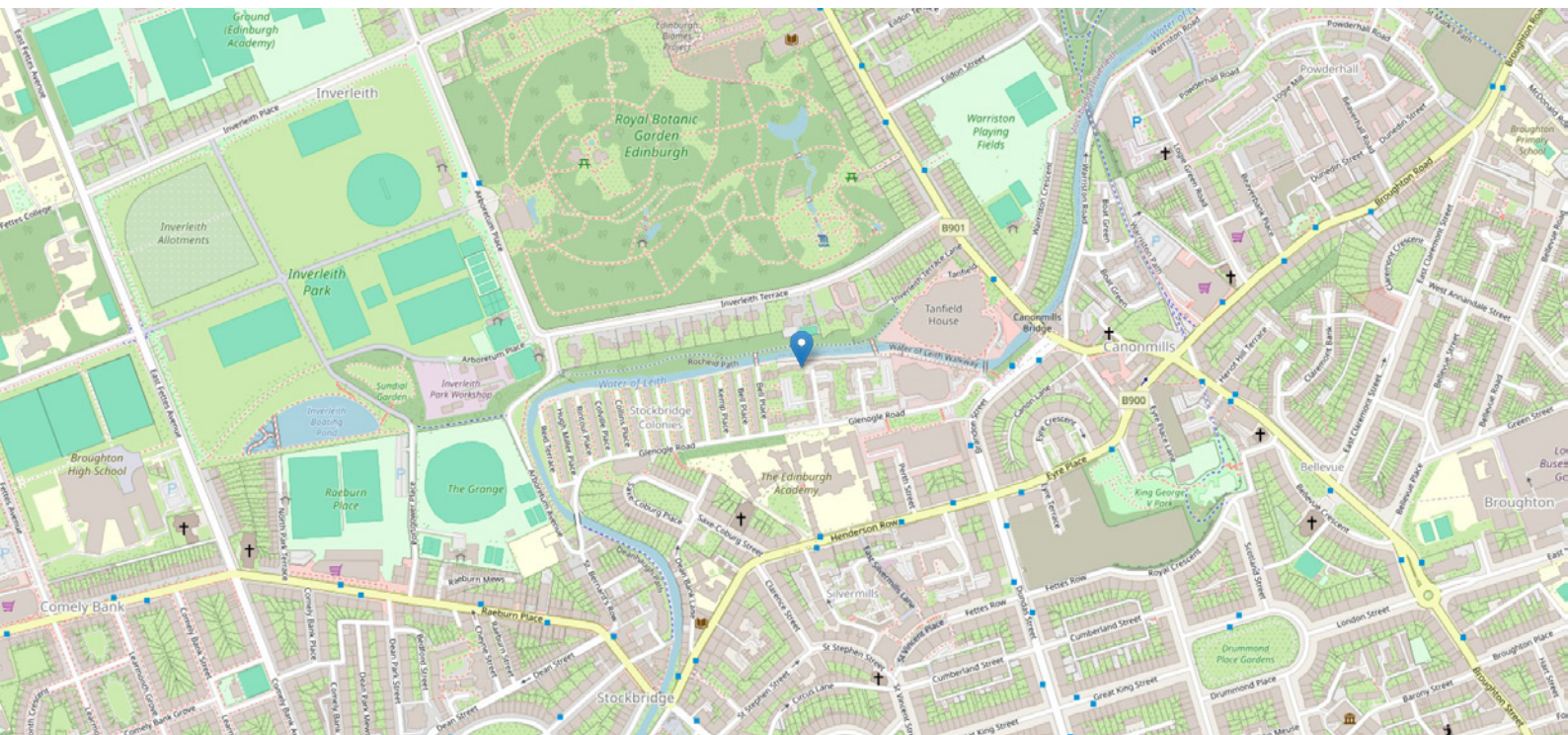


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Many would consider Stockbridge/Comely Bank to be one of the city's best-served suburban shopping centres. As well as all the normal shopping facilities, the area provides some of the most unusual shopping opportunities as well as a wide choice of banking, building society and post office services. The Waitrose superstore at the far side of Comely Bank alone sets out to satisfy most families' normal daily requirements, but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Stockbridge, Princes Street is often less than five minutes away.





No part of Stockbridge is more than three-quarters of a mile from Princes Street, and for the energetic, this is a relatively easy walk, albeit uphill on the way there. Throughout the area are a number of interesting restaurants and bars. Once the novelty of these has been exhausted, it is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End.

This is the site of the Usher Hall, the Lyceum and Traverse Theatres as well as a number of cinemas including the Film House. For those who prefer their recreational facilities to be in the open air, Inverleith Park is within very easy reach whilst the Royal Botanic Gardens lie adjacent.

Nearby are Princes Street Gardens whilst from Warriston, the routes of a number of Edinburgh's old railway lines radiate out to provide fascinating and almost country-like walks throughout unvisited parts of the city.

All things considered, Stockbridge is a residential district of considerable appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre.



  
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