

3/1 Ettrickdale Place

EDINBURGH, EH3 5JN



*STUNNING GROUND FLOOR ONE BEDROOM FLAT.
EARLY VIEWING RECOMMENDED*



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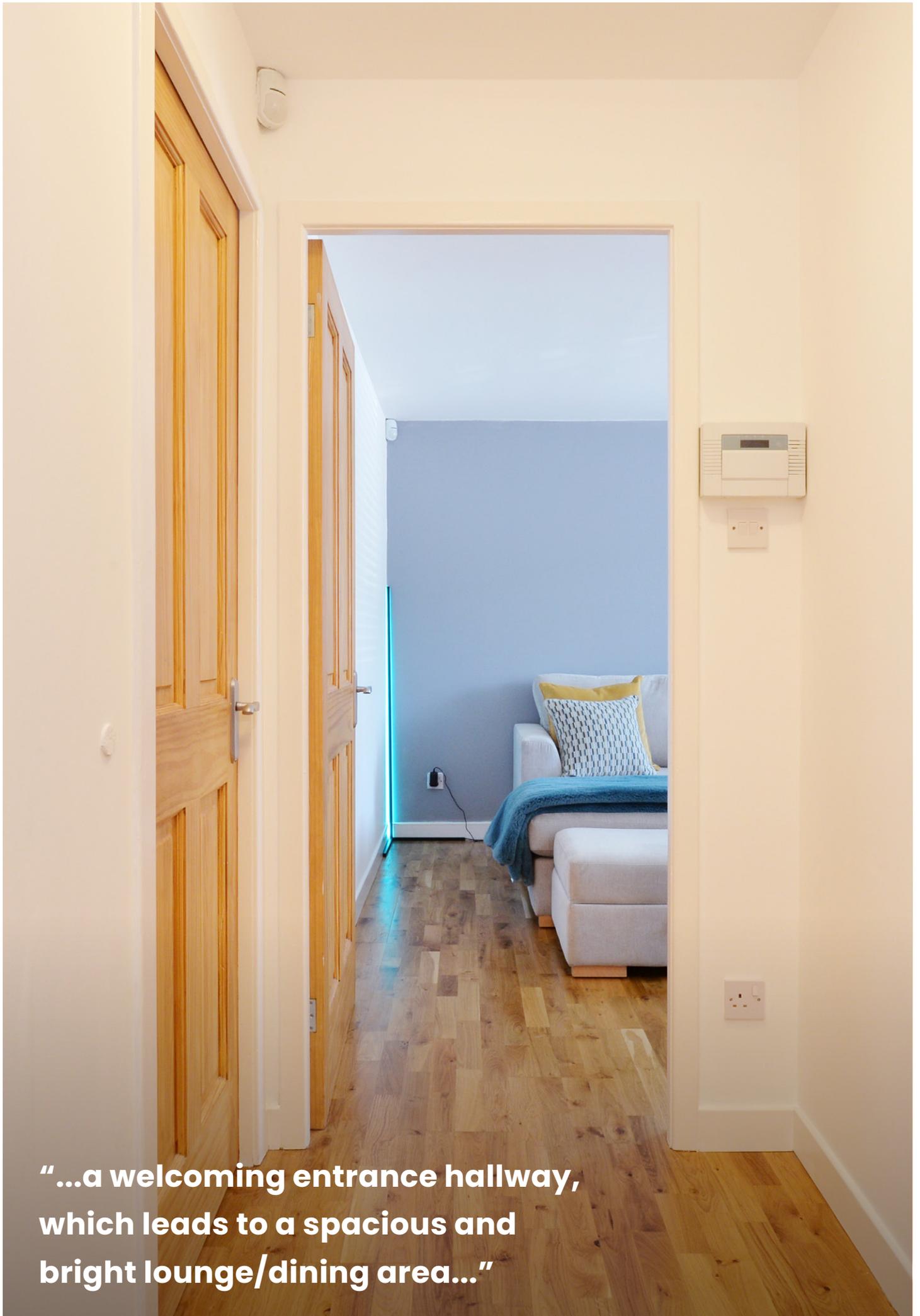




A fantastic opportunity has arisen to purchase this beautifully presented ground floor one bedroom flat, with allocated parking space, which has been fully refurbished inside. The property forms part of an established development adjacent to the picturesque Water of Leith walkway close to fantastic local amenities.

In move-in condition, this lovely home would appeal to professionals or buy-to-let investors alike and in brief comprises; secure entrance system, a welcoming entrance hallway, which leads to a spacious and bright lounge/dining, stylish fitted kitchen, generously proportioned master bedroom with built-in storage cupboard and modern bathroom with a three-piece shower suite.

Further benefits include gas central heating and double glazing and access to the communal garden areas.



**“...a welcoming entrance hallway,
which leads to a spacious and
bright lounge/dining area...”**

the lounge







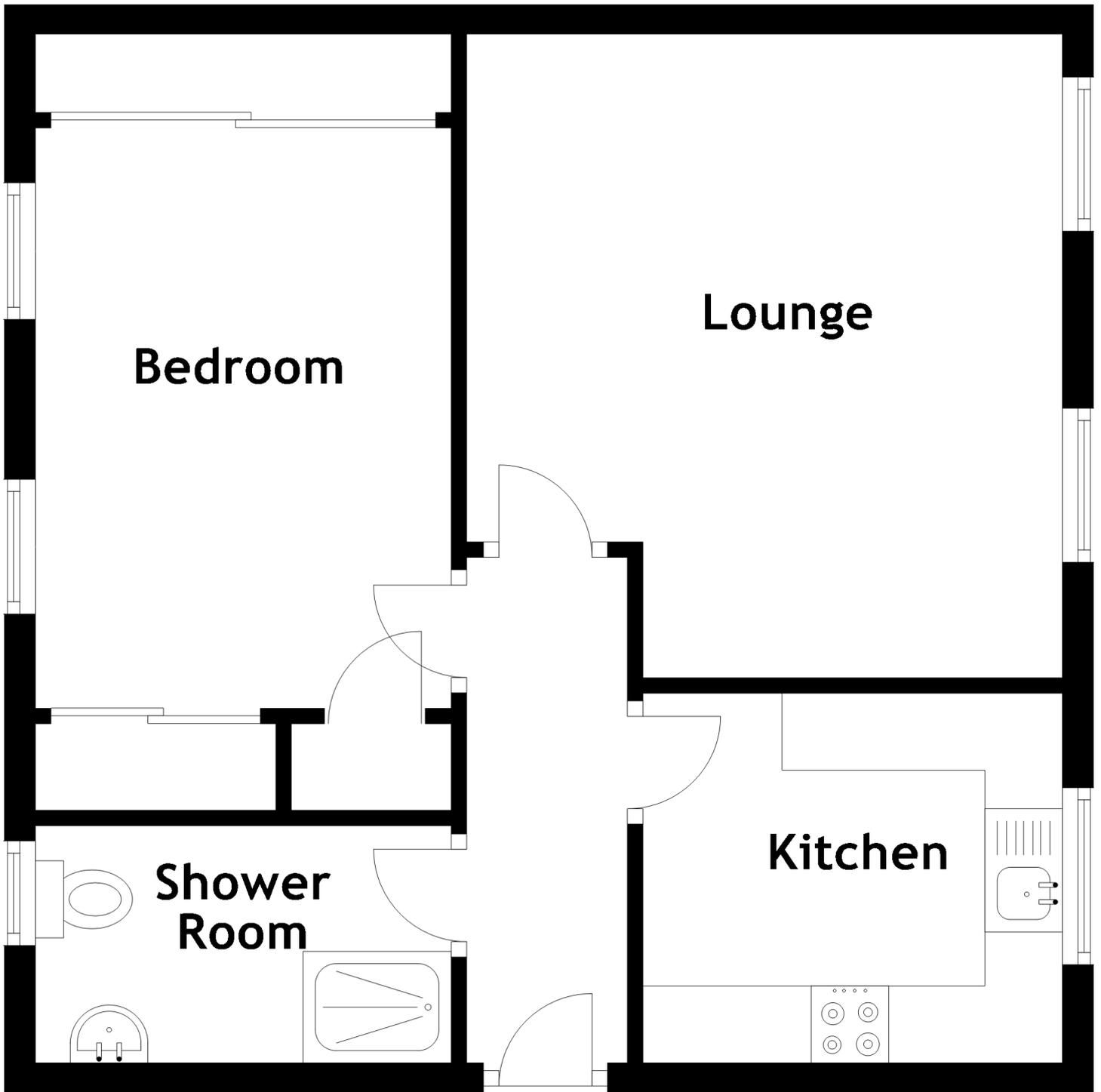
bedroom





shower room





Approximate Dimensions

(Taken from the widest point)

Lounge	4.18m (13'9") x 3.84m (12'7")
Kitchen	2.60m (8'6") x 2.40m (7'10")
Bedroom	3.63m (11'11") x 2.68m (8'10")
Shower Room	2.68m (8'10") x 1.54m (5'1")

Gross internal floor area (m²): 46m²

EPC Rating: C



Floor Plan



WATER OF LEITH

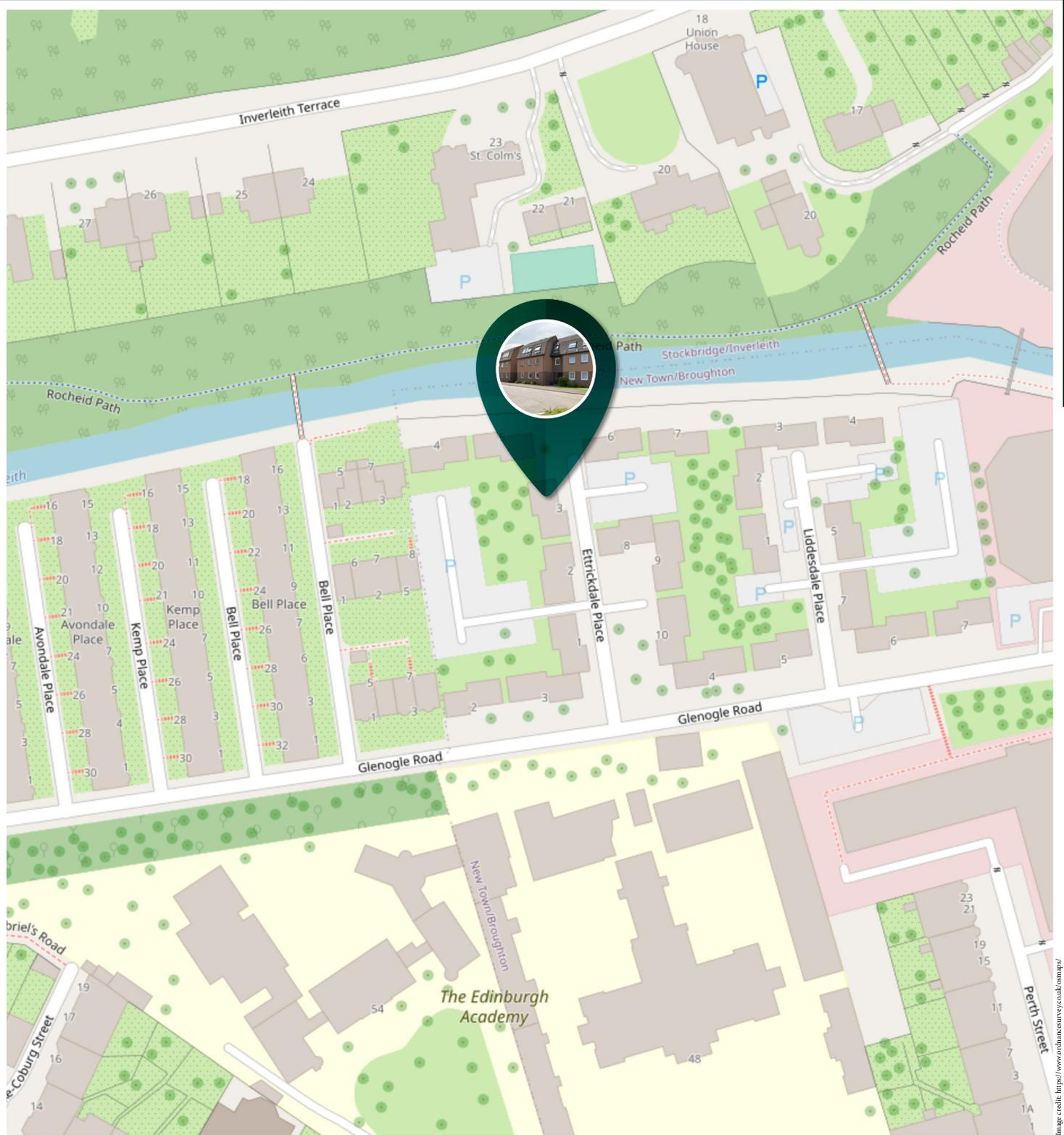
The property is situated in the fashionable area of Stockbridge which lies approximately two miles north-west of Edinburgh City Centre. Stockbridge and the neighbouring Comely Bank have maintained a vibrant and unique village atmosphere and offer an excellent range of boutique shops only a short walk away as well as independent and well-renowned cheesemongers, butchers and fishmongers. Stockbridge has and a variety of popular cafés, bars and restaurants. In addition to the smaller independent shops, there are two supermarkets within the area. Leisure facilities are well catered for with the green open spaces of Inverleith Park, The Royal Botanical Gardens and pleasant walks along the banks of the pretty Water of Leith walkway.

Many of the Capital's world-class attractions are within comfortable walking distance. An efficient public transport network operates in most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

The Location



STOCKBRIDGE



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Text and description
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