

# 8/4 West Silvermills Lane

STOCKBRIDGE, EDINBURGH, EH3 5BD



*Generously Proportioned Two-Bedroom Flat In Stockbridge*



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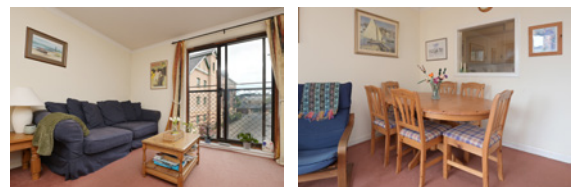
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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in Edinburgh's popular area of Stockbridge.

# THE LIVING ROOM



Inside, the property comprises a spacious living area which is flooded with natural light, benefiting from floor-to-ceiling windows in the Juliet balcony. The living room offers various possibilities for furniture arrangements.



# THE KITCHEN



The fully equipped kitchen is accessed off the hallway and is fitted with an electric hob, fan oven and freestanding white goods.





The property benefits from one main three-piece shower room and an en-suite shower room, both of which have been modernised and are in excellent condition. There are two bedrooms in the flat, both of which are double with built-in storage, and the master bedroom has an en-suite shower room.

## THE SHOWER ROOM

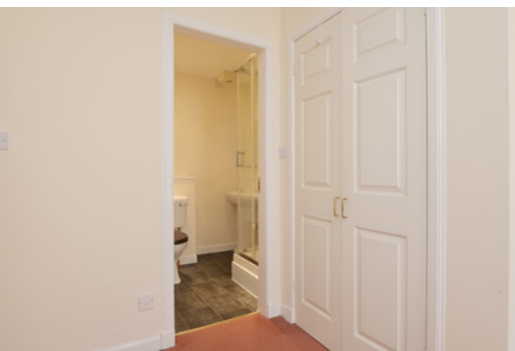




# BEDROOM 1



the master bedroom has  
an en-suite shower room



# BEDROOM 2





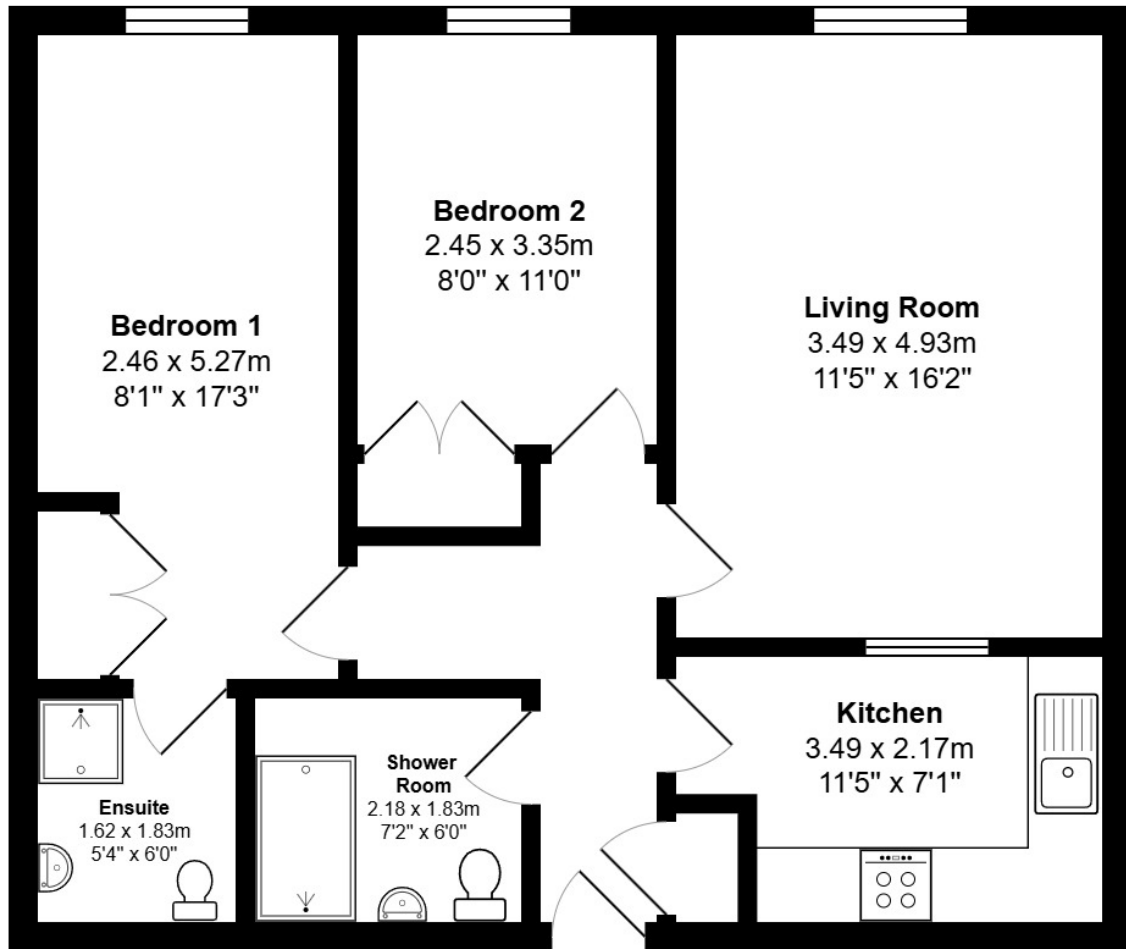
The property includes electric heating and double-glazed windows, making for a warm, cost-effective home year-round. The property also benefits from private residents' parking.

# EXTERNALS



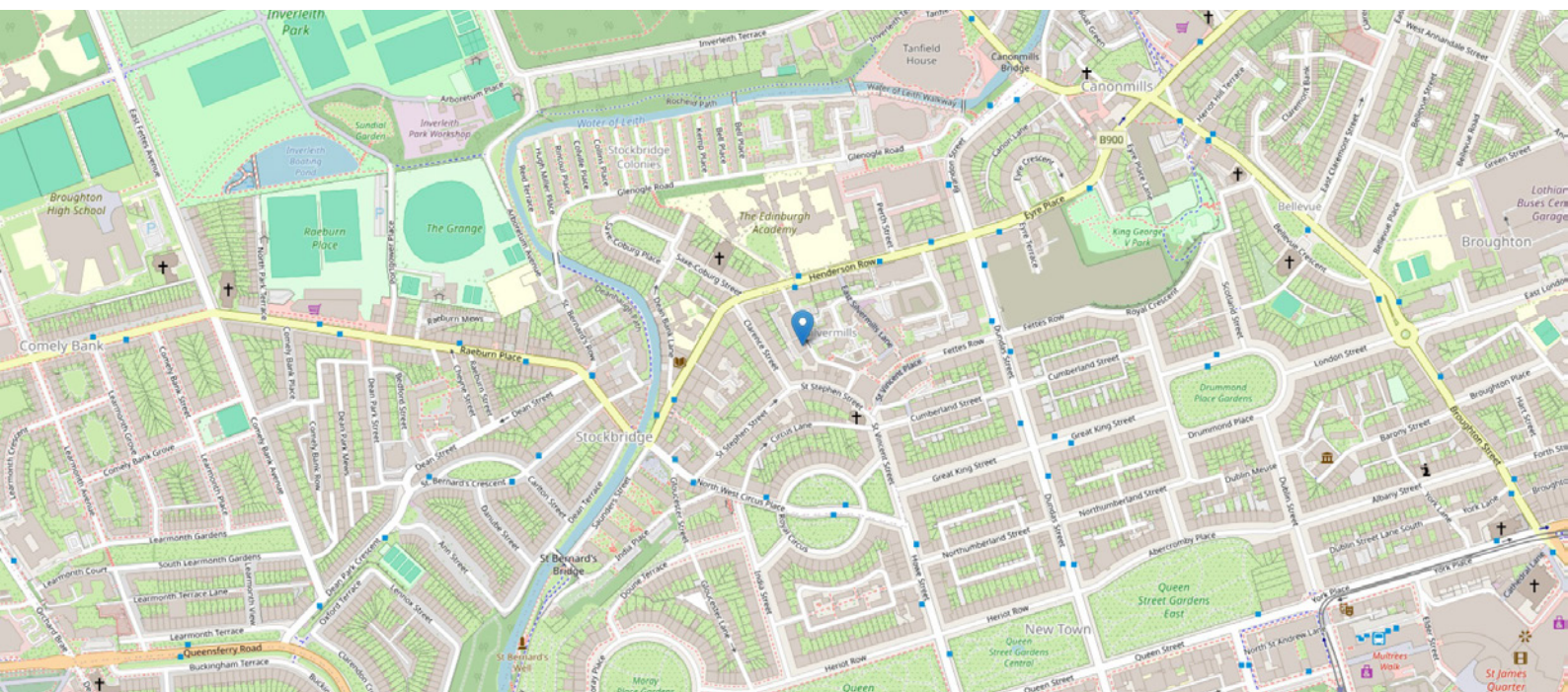


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<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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