

# 7/3 Saunders Street

STOCKBRIDGE, EDINBURGH, EH3 6TU



*One-bedroom ground-floor flat in the heart of Stockbridge, with private garden space*



0131 524 9797



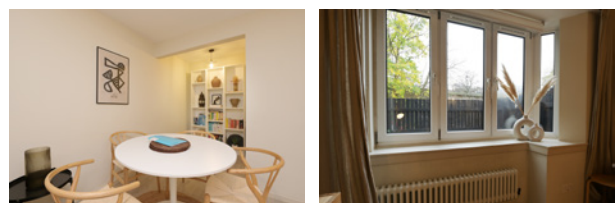
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McEwan Fraser Legal is delighted to present this one-bedroom ground-floor accessible flat in Stockbridge. The property has been well maintained and is in a walk-in condition. The flat is in a central location, walking distance to Stockbridge and the city centre, as well as public transport providing links across the city.

# THE LIVING ROOM



Inside, the property comprises a spacious living area with the benefit of room for a dining table. Large bay-style windows flood the living area with natural light, with the privacy of facing into the private garden.

# THE KITCHEN



The galley-style kitchen is fully equipped with storage space and appliances, with a sleek finish. Large double bedroom with ample space for storage.





The shower room is well-presented with modern white tiling, giving the room a bright feel while the large double bedroom has ample space for storage.

## THE SHOWER ROOM



# THE BEDROOM

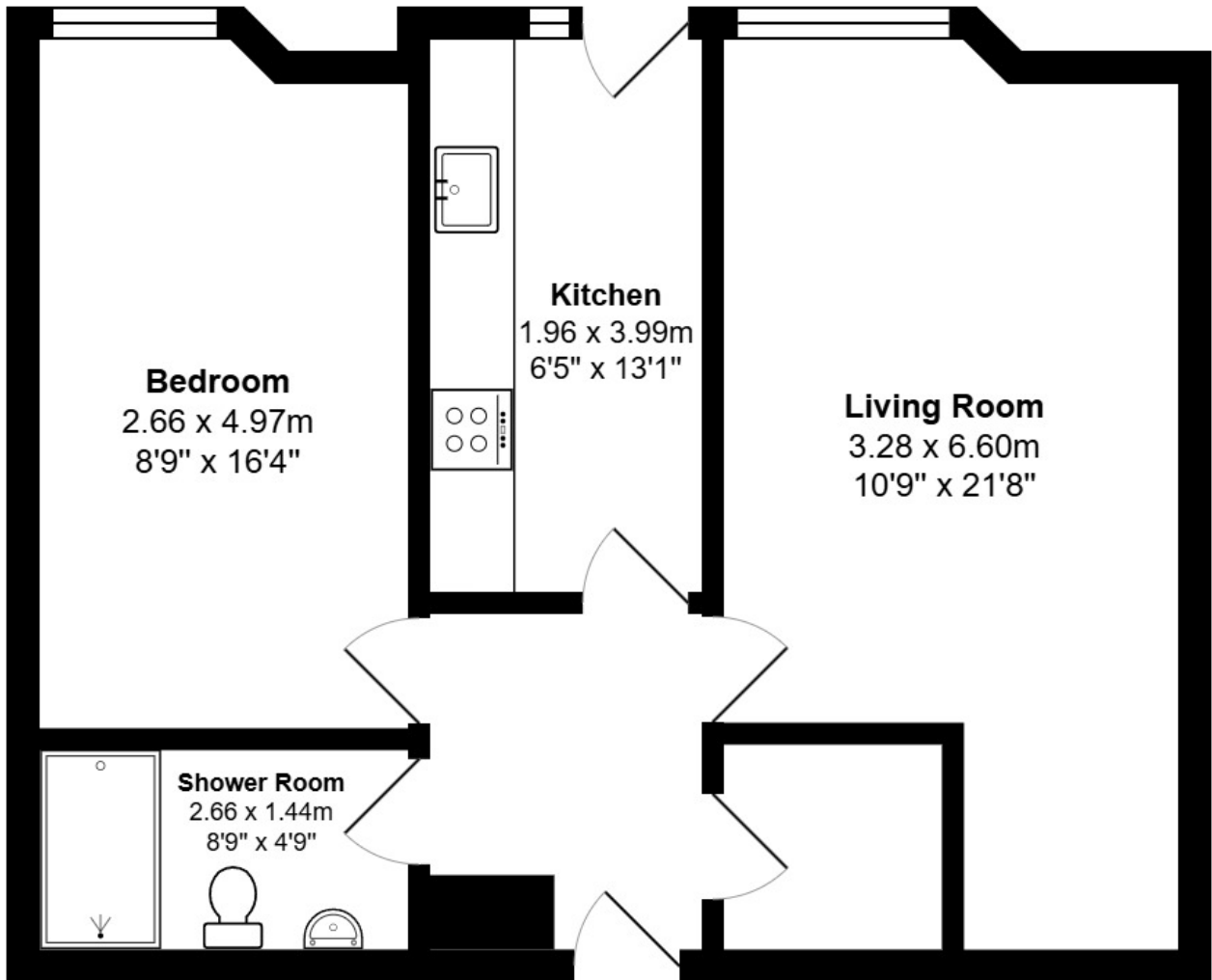


In addition, the property includes a lovely private rear enclosed garden, which is rare in a property based so central and on street permit parking. This is a fantastic opportunity to acquire a central flat in a great location.

# EXTERNALS

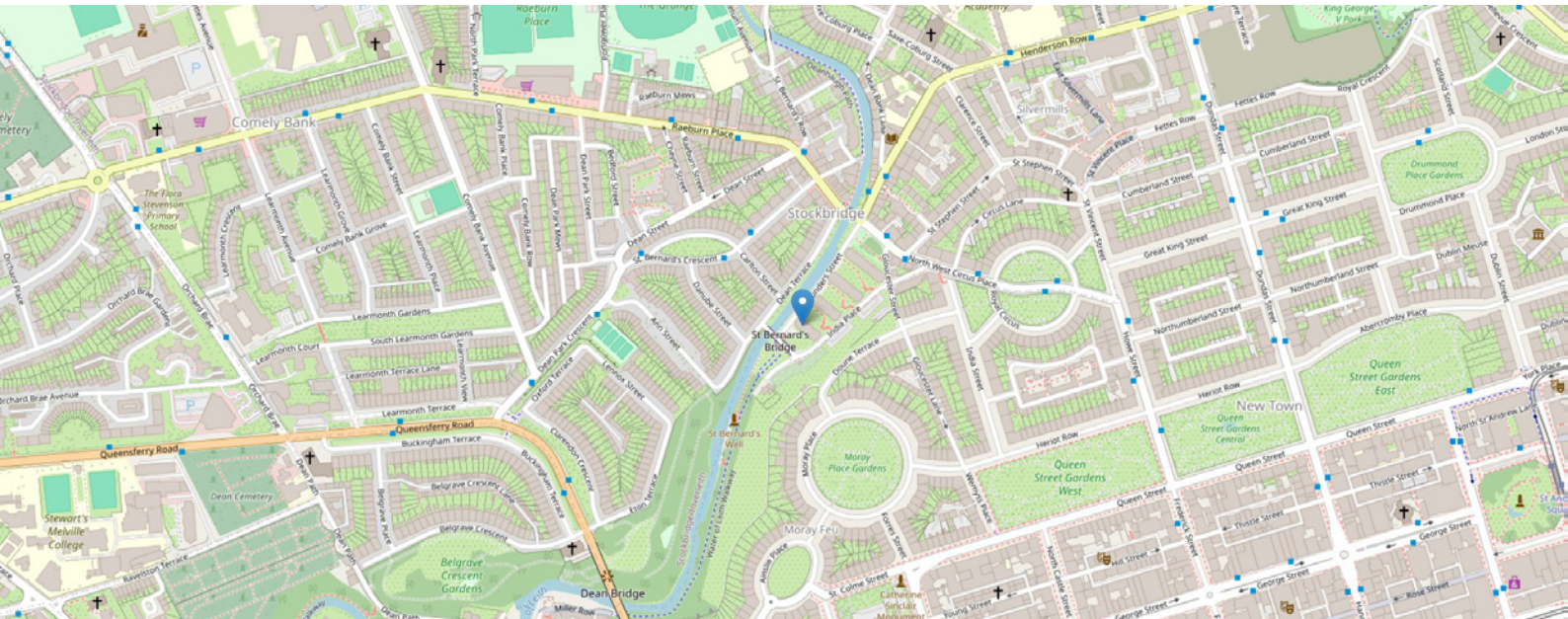


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 51m<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 lies 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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