

25/8 Silvermills

STOCKBRIDGE, EDINBURGH, EH3 5BF



This spacious one-bedroom flat is in a peaceful modern development in the heart of the city and enjoys easy access to Stockbridge and the New Town



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McEwan Fraser is delighted to present this spacious one-bedroom flat to the market. Silvermills is a peaceful modern development in the heart of the city and enjoys easy access to Stockbridge and the New Town. Internally the property has excellent proportions and is offered to the market in excellent condition. Accommodation includes a large dual-aspect living room with space for a dining table, a separate kitchen, a large double bedroom, a modern bathroom, and integrated storage. Further benefits include gas central heating, double glazing, a secure entry system, private residents' parking and communal bike store.

THE LIVING ROOM



Internal accommodation is focused on the spacious living room. Naturally bright and neutrally decorated, the living room has plenty of space for a variety of different furniture arrangements that can include a dining table. The proportions have an inherent flexibility that will give the new owner plenty of scope to create their ideal entertaining space. A door from the living room leads into the kitchen.

THE KITCHEN



The kitchen comprises a full range of base and wall-mounted units set against a tiled splashback. There is plenty of prep and storage space alongside a mixed range of integrated and freestanding appliances.



Kitchen View



The bedroom is a generous double with large integrated wardrobes and plenty of space for a range of freestanding bedroom furniture.

Accommodation is completed by the bathroom which is partially tiled and boasts a white three-piece suite with shower over bath.

THE BATHROOM



THE BEDROOM

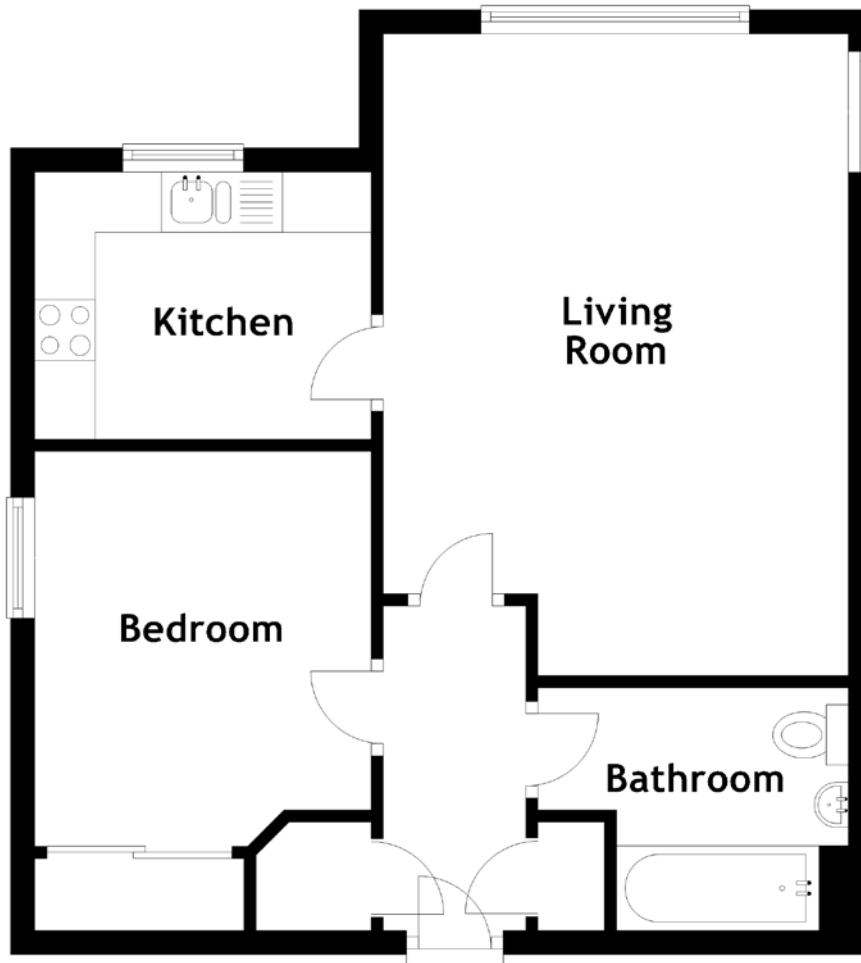


This is an ideal starter flat or sound buy-to-let investment and viewing will be essential to fully appreciate both the position of the property and the proportions on offer within.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

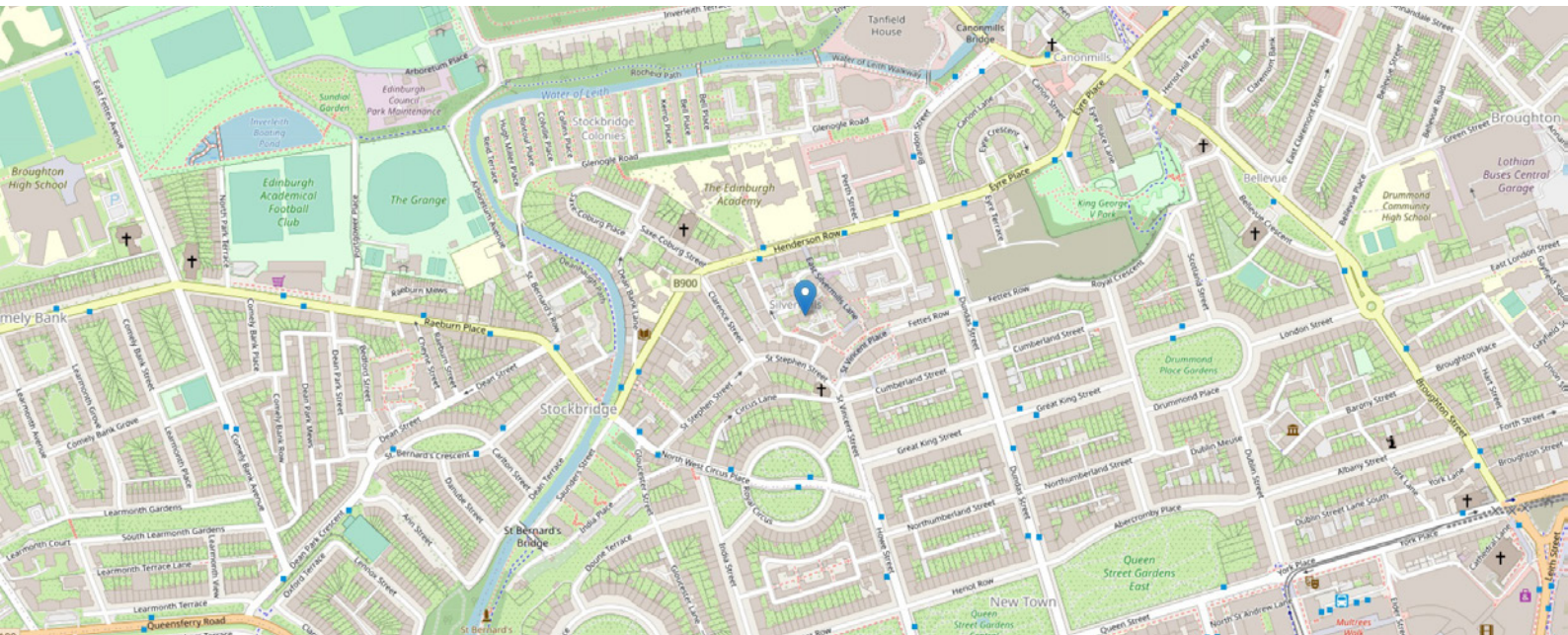
Living Room
Kitchen

5.31m (17'5") x 3.85m (12'8")
2.79m (9'2") x 2.21m (7'3")

Bathroom
Bedroom

2.57m (8'5") x 2.01m (6'7")
3.27m (10'9") x 2.79m (9'2")

Gross internal floor area (m²): 47m²
EPC Rating: C



THE LOCATION

Silvermills is a quiet modern development that is accessed from Henderson Row and is sandwiched between Stockbridge and the New Town, two of Edinburgh's most sought-after residential areas.





Stockbridge offers a cosmopolitan district with a superb choice of fashionable bars, quaint coffee shops, and delis. The New Town by contrast is a UNESCO World Heritage, famous for classic Georgian architecture, and boasting super leisure and retail facilities. To the North lies the Royal Botanic Gardens and Inverleith Park and to the south, Princes Street and the city centre. Also within a few minutes are the designer shops on George Street, Harvey Nichols, and John Lewis. The Omni Centre at the east end of Princes Street plays host to a multi-screen cinema, a Virgin Active Health Club, and many eateries. The Playhouse Theatre is next door and is also surrounded by a range of cosmopolitan restaurants. The financial sectors based at St. Andrews Square, Lothian Road, and the West End are all immediately on hand. Both Haymarket and Waverley Rail Stations are within walking distance and a tram stop on York Place provides a direct link with Edinburgh International Airport.



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