

# 6/4 Ettrickdale Place

STOCKBRIDGE, EDINBURGH, EH3 5JN



*Beautifully presented riverside apartment with  
Water of Leith views, private parking and a  
prime Stockbridge location*



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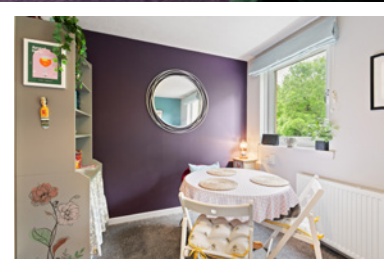
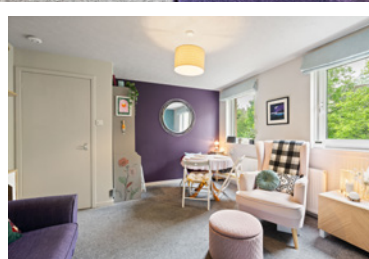
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom first-floor apartment, set within a highly sought-after modern development just a short distance from the excellent amenities of Stockbridge and Edinburgh City Centre.

Occupying a prime elevated position, the property enjoys lovely views over the Water of Leith and is flooded with natural light throughout. Accessed via a secure communal entry system, the welcoming hallway provides access to all accommodation and includes the secure entry handset.

# THE LIVING ROOM



The bright and spacious living room offers ample room for both lounge and dining furniture, while enjoying attractive outlooks over the Water of Leith.

# THE KITCHEN



The well-designed galley kitchen is fitted with a good range of wall and base units and comes equipped with an oven, electric hob, washing machine, dishwasher and fridge.





The generous double bedroom benefits from a built-in wardrobe along with an additional storage cupboard, which also houses the boiler installed in June 2023. The accommodation is completed by a modern bathroom fitted with a shower over the bath and a heated electric towel rail.

# THE BATHROOM



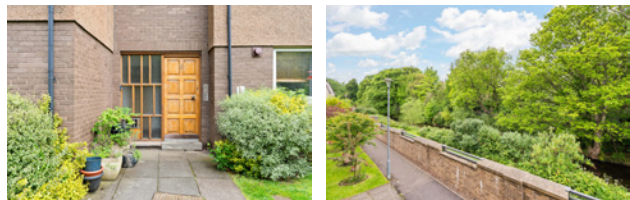
# THE BEDROOM



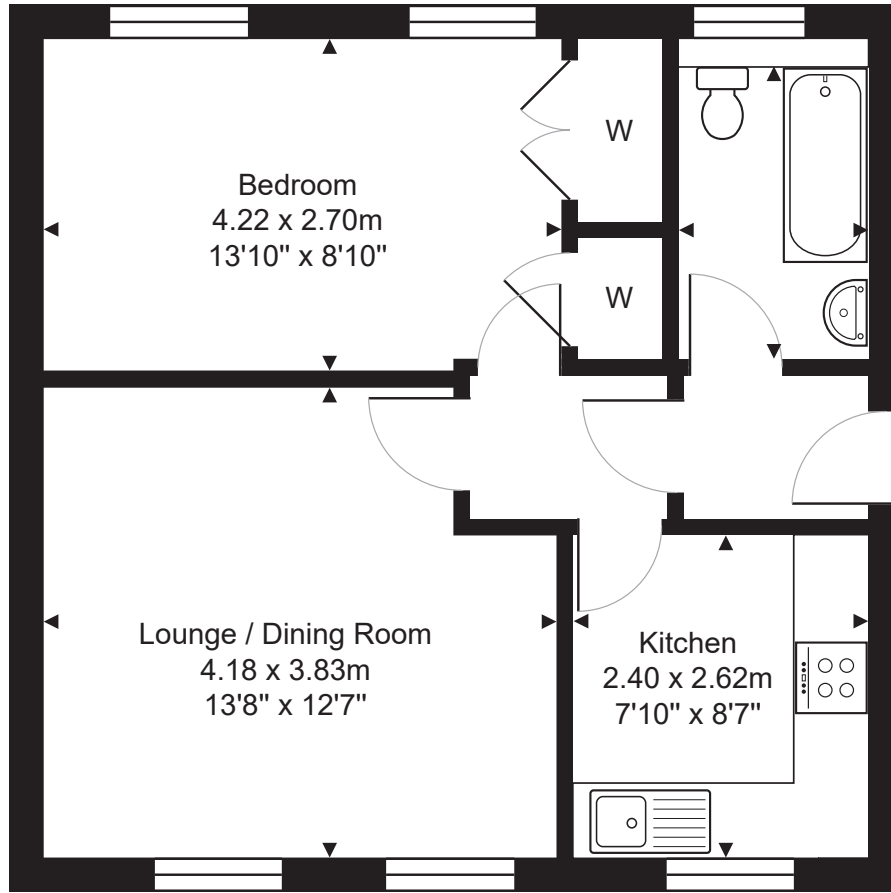
Further benefits include gas central heating, double glazing, private residents' parking and access to a shared communal garden area beside the river.

This superb apartment offers stylish, low-maintenance living in a fantastic location and will appeal to first-time buyers, professionals and investors alike. Early viewing is highly recommended.

# EXTERNALS



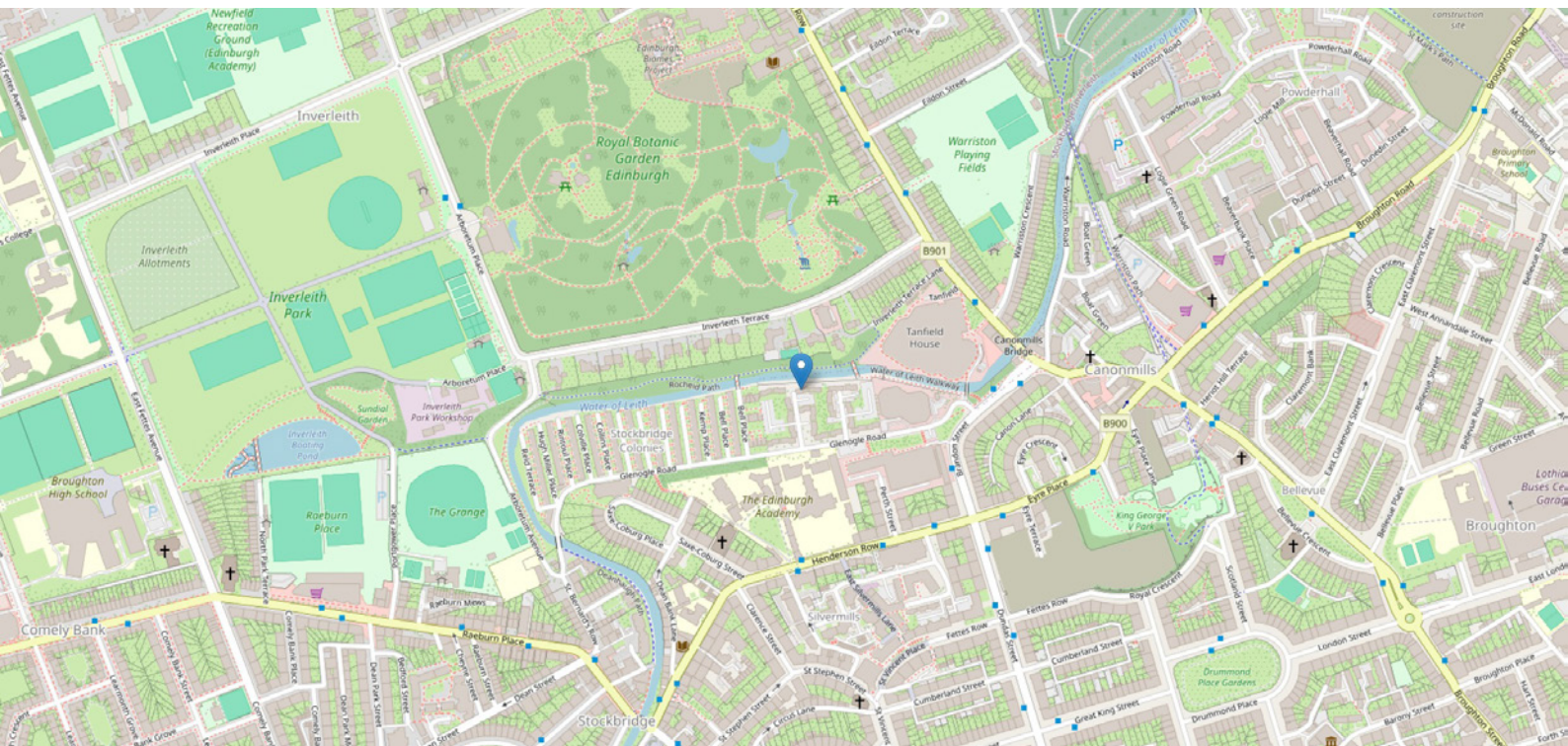
# FLOOR PLAN & DIMENSIONS



Bathroom  
1.54 x 2.38m  
5'1" x 7'10"

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<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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