

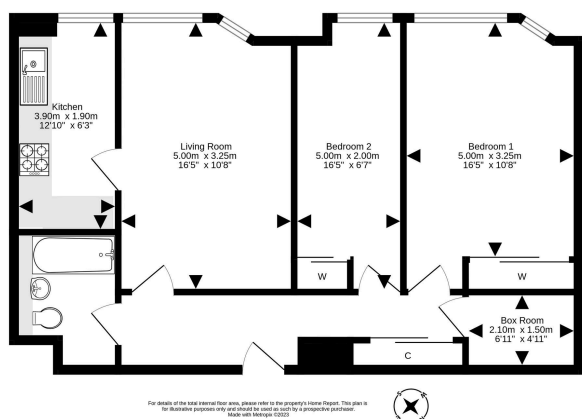


**8/3 Saunders Street
Edinburgh
EH3 6TU**



Features

Superb Location
In need of Modernisation
2 Bedrooms
First Floor
Lift
Communal Grounds



Superb two-bedroom, first-floor apartment, enviably situated in the New Town conservation area, in the heart of the highly sought-after Stockbridge, adjacent to the Water of Leith and within easy reach of award-winning amenities and Princes Street. Ideal for city professionals and buy to let investors, this property occupies a highly desirable setting at the end of a peaceful leafy cul-de-sac and is now in need of modernisation throughout. The accommodation comprises: welcoming hall with storage cupboard and adjoining box room, south west facing living/dining room, kitchen, two bedrooms, both with fitted wardrobes the bathroom completes the accommodation.

The property further benefits from double glazing, gas central heating, lift, and well-maintained communal landscaped gardens.

Extras

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances, systems or services.

AS Anderson
Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

Follow us on Twitter
[@Residential_AS](https://twitter.com/Residential_AS)

espc

EDINBURGH

1 Rutland Street
Edinburgh
EH3 8EY
T + 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T + 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T + 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T + 44 (0)1595 69 5262