



21/3 Sunbury Street  
Edinburgh  
EH4 3BU

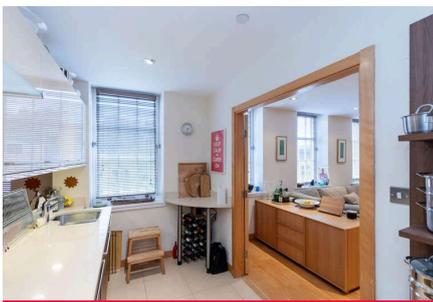
# 21/3 Sunbury Street

 2    1    2   EPC  
B

Rarely available and attractively presented second floor flat located in an exclusive gated development in central Edinburgh. The property is set within a conservation area in a listed building and offers move in condition with neutral decor throughout, spot lighting and underfloor heating. The accommodation comprises: impressive and bright open plan living room/dining space with two excellent storage cupboards and double doors leading to stylish kitchen with integrated appliances, ample worktop space and good storage; master bedroom with integrated wardrobe and en-suite shower room; second bedroom with integrated wardrobes; and bathroom with WC, wash hand basin and bath. The property also benefits from a secured underground car park, communal lift and access to well-tended communal gardens overlooking the Water of Leith.

## Property Features

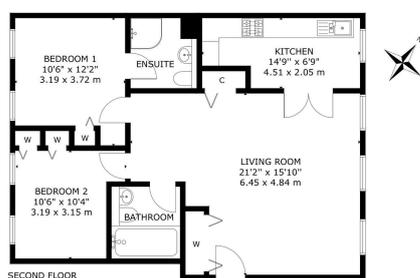
- Lift access
- Underfloor heating
- Well tended shared gardens
- Underground parking







Belford is located in the Dean Conservation Area which forms part of the Edinburgh World Heritage Site in the heart of the highly desirable West End of the city. It is within walking distance of the retail and commercial thoroughfares of Princes Street and George Street and cosmopolitan Stockbridge with its eclectic range of speciality shops, bistros, bars and restaurants. There is easy access to the impressive Water of Leith walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also nearby. Haymarket rail station, is within walking distance and regular public transport including the tram, provides swift access in and around the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, The Queensferry Crossing and central motorway network. Excellent schools in the state and private sectors can be found in nearby areas.



21/3 SANBURY STREET, EDINBURGH  
NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 785 SQ FT / 72 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
Copyright © Nest Marketing  
www.nest-marketing.co.uk

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures.

**AS** Anderson  
Strathern

Find out more

0131 270 7777

[andersonstrathern.co.uk/residential-property-service/](http://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

**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