



8/6 Saunders Street  
STOCKBRIDGE | EDINBURGH | EH3 6TU

  
**warners**  
solicitors & estate agents



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Nestled in the heart of Stockbridge, along the banks of the Water of Leith is this spacious maisonette apartment. Set over two levels the property boasts ample resident's parking, manicured communal grounds, double glazing and brand new gas central heating and would now benefit from modernisation.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, bright triple windowed double bedroom, useful W/C compartment and following down a wide staircase the lower level enjoys a large lounge with stunning views and feature fireplace and flows through to the fitted kitchen. There are two further well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a main bathroom with shower over bath.

- Spacious flat set over two floors
- Ample resident's parking
- Manicured communal grounds
- Views towards the Water of Leith
- Now in need of modernisation
- Welcoming hallway
- Bright lounge
- Fitted kitchen
- Three double bedrooms
- Bathroom and a W/C

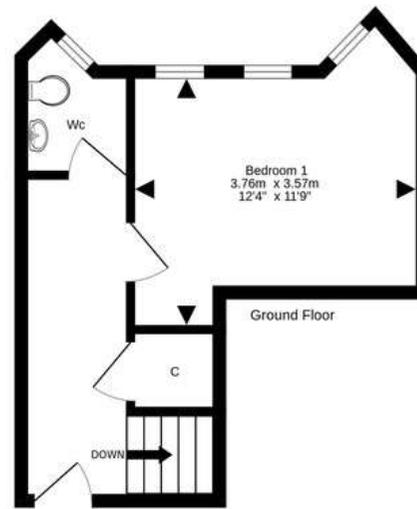
All blinds, curtains and kitchen appliances included.  
EPC Rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The fashionable Stockbridge area of Edinburgh is one of the cities most sought-after postcodes. The area boasts a wealth of specialist shops, artisan cafes and restaurants and a Waitrose supermarket. Princes Street and George Street with all their exquisite amenities are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. The location is ideal for those connected to the Western General Hospital. The area is conveniently close for some of the city's best independent schools whilst being within the catchment of first-rate local state schools. The area benefits from the Dean Tennis club and is close to Westwood's gym. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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