



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/2 ETTRICKDALE PLACE**

Stockbridge, Edinburgh, EH3 5JN



Forming part of an established development in the Inverleith conservation area, on the banks of the Water of Leith, this one-bedroom ground-floor flat enjoys beautifully presented, modern interiors and neutral décor throughout. The development is set within well-maintained shared gardens and it lies close to amenities in Stockbridge itself and the surrounding areas, such as a varied selection of shops, cafés, coffee shops, and restaurants, leisure and fitness facilities, and scenic open spaces, including the Royal Botanic Garden which is just a short stroll away.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Ground-floor flat in Stockbridge, within the Inverleith conservation area
- Well-presented, modern interiors
- Secure shared entrance
- Vestibule and welcoming hall
- Spacious, west-facing living/dining room
- Attractive, modern kitchen
- Generous double bedroom with built-in wardrobe
- Stylish bathroom with shower-over-bath
- Charming, well-maintained shared gardens
- Allocated parking space







"THIS ONE-BEDROOM  
GROUND-FLOOR FLAT IN  
STOCKBRIDGE IS SURE TO  
APPEAL TO A WIDE  
DEMOGRAPHIC."





EPC RATING:



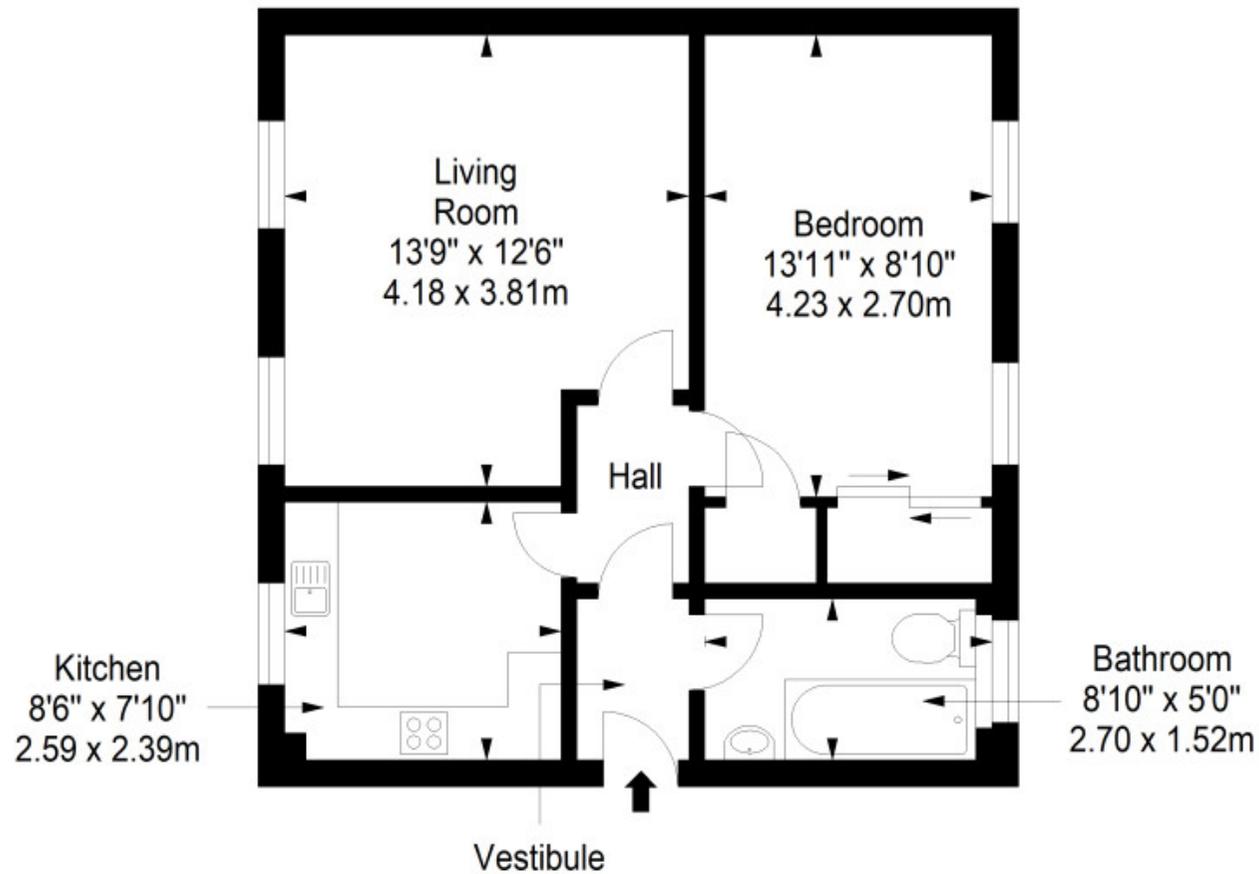
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 44.9 sq. metres (483.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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