



Offers Over  
**£340,000**

## 8/4 Silvermills

Stockbridge | Edinburgh | EH3 5BF

A fantastic opportunity has arisen to purchase this appealing first floor flat forming part of an established modern development, located in the heart of Edinburgh's fashionable Stockbridge area. The property is well placed to take advantage of the neighbourhood's fantastic array of cafes, bars and boutique shops, together with superb green space and regular links to the city centre.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Parking Space
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - F



## Description

The accommodation would now benefit from some modernisation and has great potential to become a fine home for professionals and families. In brief the property comprises; secure entry system, welcoming hallway with useful storage, light and airy dual aspect reception room, spacious dining kitchen with appliances, well proportioned principal bedroom with mirrored fitted wardrobes and en-suite shower, two further good sized double bedrooms (one of them currently used as a dining room), and bathroom with three piece suite. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and curtains will be included in the sale together with the gas hob, oven, integrated washing machine and integrated fridge.

## Gardens, Garage & Factor

Well maintained landscaped communal gardens surround the development and for the car owner there is a valuable private garage with power and light and parking space. The development is managed by James Gibb for a monthly fee of approx. £83. This includes maintenance of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





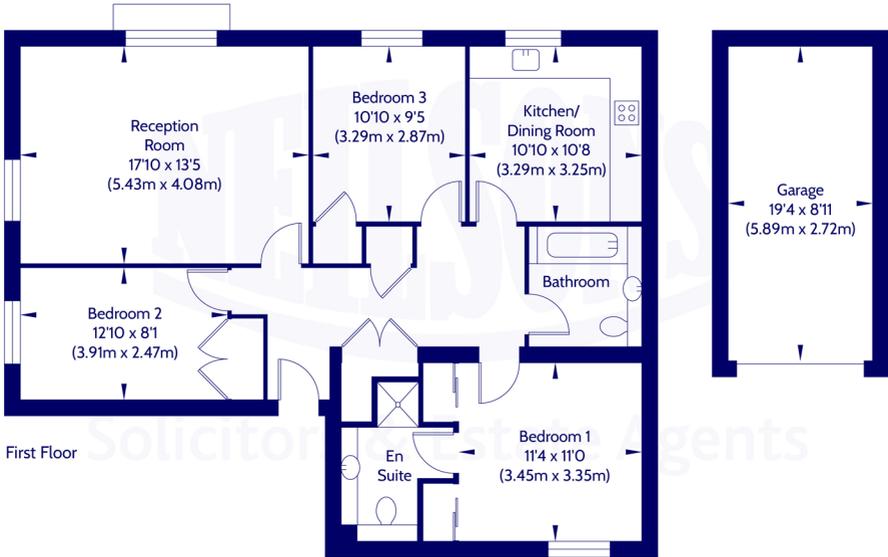
## Location

The property enjoys a superb location on the edge of The New Town in the vibrant and highly sought after Stockbridge area. There is an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. There is an abundance of leisure activities on the doorstep including some of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. There are regular buses to all parts of the City and beyond including Waverley train station and Edinburgh Airport.





Approx. Gross Internal Floor Area 92.56 Sq M / 996 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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