



5/8 Saunders Street
Stockbridge, Edinburgh
EH3 6TT



3



1



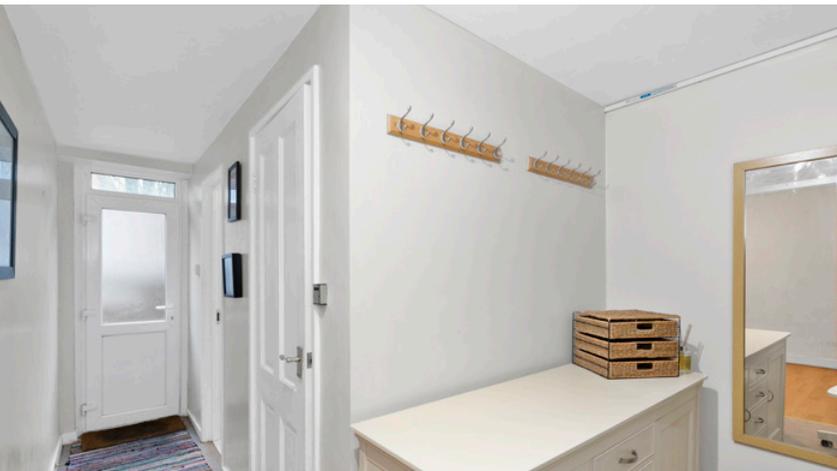
2

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Outside, the home benefits from an enclosed private garden that is laid with decking for relaxing and socialising in the sun.



The entrance hall on Ground level



Property Summary

Set on a cul-de-sac by the Water of Leith, this three-bedroom maisonette is located on the ground and first floors of an established residential development in highly sought-after Stockbridge. The home is presented in excellent decorative order, providing bright and airy accommodation and excellent versatility to suit a wide range of buyers. It features a spacious living area, a well-appointed kitchen, and a separate bath and shower room. It also has the benefit of a private garden and secure residents' parking.

Features

- A spacious maisonette in prestigious Stockbridge
- Situated on the ground and first floors
- Part of an established residential development
- Cul-de-sac setting by the Water of Leith
- Welcoming entrance hall
- Spacious, southwest-facing living/dining room
- Bright kitchen that is well appointed
- First-floor landing with a snug/study area
- Three large double bedrooms (two with storage)
- Ground-floor shower room with 3pc suite
- First-floor 3pc bathroom with overhead shower
- Enclosed private garden laid with a timber deck
- Well-maintained communal garden grounds
- Private residents' parking
- Gas central heating and double-glazed windows





Spacious, southwest-facing living/dining room

Accessed from a private main door or from inside the residential building, the home begins with a welcoming hall defined by a neutral palette.

The living/dining room is upstairs on the first floor, just off a landing with a neat snug/study area. This reception space continues the attractive neutral styling, while offering spacious proportions for both lounge and dining furniture. It is bathed in natural light as well, from southwest-facing windows. From here, sliding doors connect to the kitchen.







A bright kitchen

The kitchen, which is well-appointed with white base and wall cabinets and stone-effect worktops. It shares the same sunny aspect as the living area and is further brightened by under-unit lighting. A range of appliances are also included (integrated double oven, ceramic hob, and dishwasher, and undercounter fridge, and freezer). Furthermore, there is a separate utility room (on the ground floor) for discreet laundry.

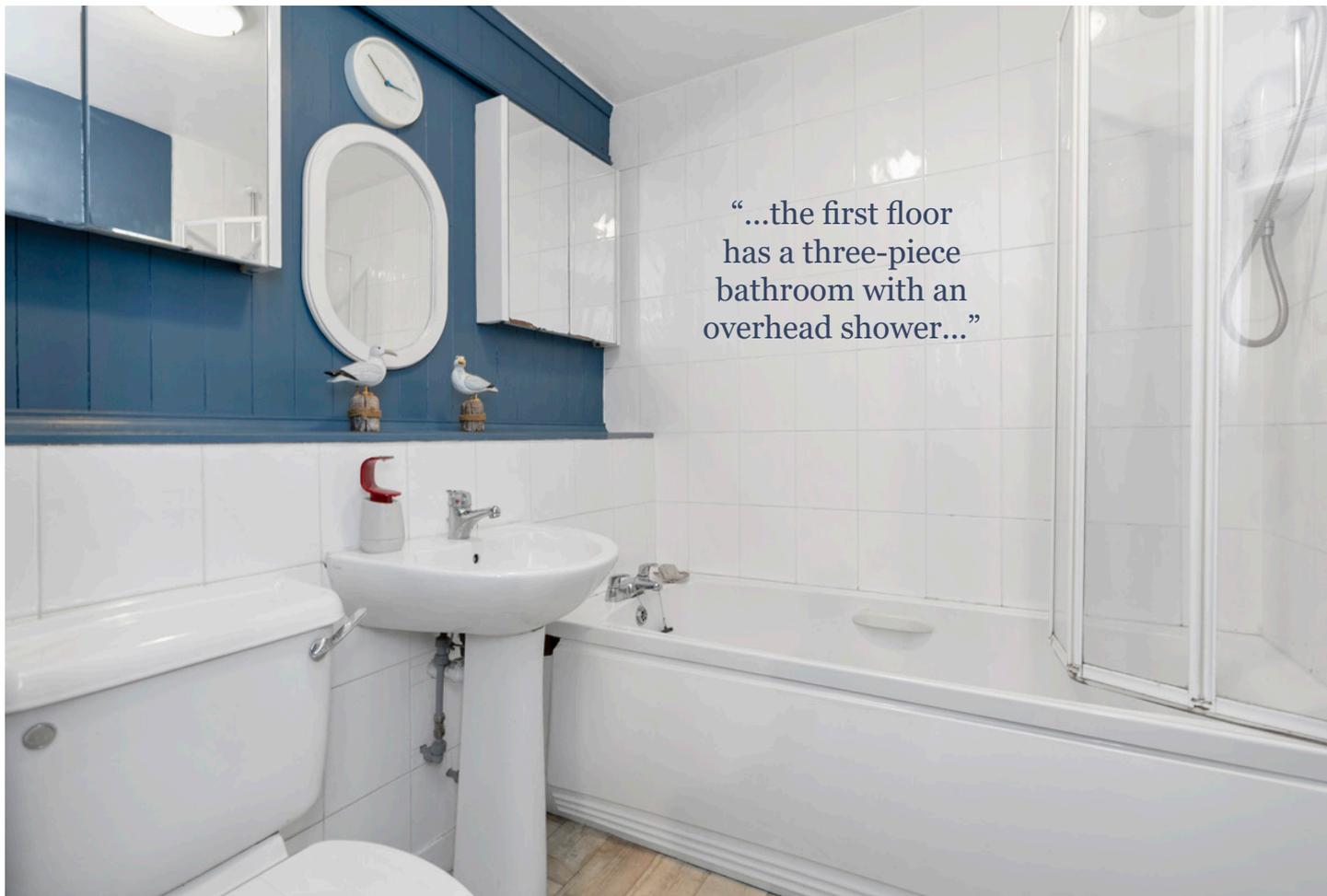




First floor bedrooms

Meanwhile, the home's three bedrooms are all large doubles that are enhanced by light decoration. Bedrooms two and three (both carpeted) are on the first floor. Bedroom three also has the advantage of a built-in wardrobe.





“...the first floor
has a three-piece
bathroom with an
overhead shower...”



Ground floor principal bedroom

The principal bedroom (with a wood-toned floor and built-in storage) is at ground level.

Conveniently, the ground floor is served by a three-piece shower room, whilst the first floor has a three-piece bathroom with an overhead shower.

The property has gas central heating and double glazing for year-round comfort. It also has shared use of a large drying area and store room.



Well-maintained communal garden grounds

Outside, the home benefits from an enclosed private garden that is laid with decking for relaxing and socialising in the sun. It also boasts well-maintained communal garden grounds and private residents' parking.

Factor: the development is factored by Myreside Management for the approximate fee of £170 per quarter. This cost includes the upkeep and repair of communal areas.



The property lies in close proximity to the Water of Leith.



Stockbridge, Edinburgh

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsbury's and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.

Floorplan



EPC Rating - C | Council tax band - C | Home report Value - £375,000

Extras: Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, a fridge, and a freezer to be included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.