



8/6 Ettrickdale Place, Edinburgh, EH3 5JN

Delightful three bedroom double upper flat with private parking close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

8/6 Ettrickdale Place is a delightful three bedroom double upper flat, forming part of a quiet established development with private residents parking. Situated in the popular Stockbridge and neighbouring New Town area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright south-facing living room / dining room with dual aspect outlook; modern fitted kitchen with wall and base units and integrated appliances; bathroom with three-piece suite; and utility cupboard. On the upper level, there are three good sized-double bedrooms, one with built-in wardrobes.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms. Bathroom. Attic.

Gas central heating. Double glazing. Well-maintained communal landscaped grounds with a private area for residents only overlooking the Water of Leith. Private allocated residents parking. Residents Association covering stair cleaning and communal garden grounds.



LOCATION

Ettrickdale Place is situated in the thriving village of Stockbridge, within the New Town Conservation area and a short walk north of the city centre. Stockbridge boasts excellent local facilities including an eclectic range of boutique shops, delis, cafés, bars, and bistros as well Scotmid Co-operatives and a Sainsbury's Local. Also nearby is a Tesco at Canonmills, Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park slightly further afield. The Royal Botanical Gardens, Inverleith Park and the Water of Leith walkway and cycle path are within proximity and provide pleasant walks, whilst Glenogle Swim Centre and the Stockbridge Market, which occurs every Sunday, are only a short walk away from the property. Regular buses run to and



from the city centre and surrounding areas, and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach. Both Waverley and Haymarket train stations are a convenient distance away for commuters. Catchment schools include Stockbridge Primary and Broughton High, with private schools including Edinburgh Academy, Fettes College, and Stewart's Melville all within walking distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The dishwasher and tumble dryer are not included in the sale.

PRICE AND VIEWING

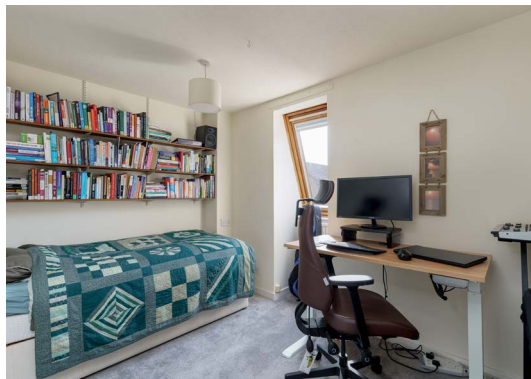
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

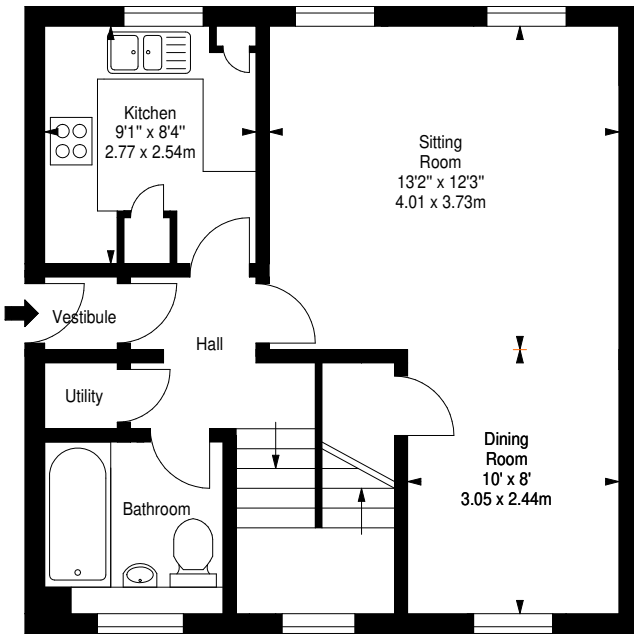
The property has an Energy Rating Category C



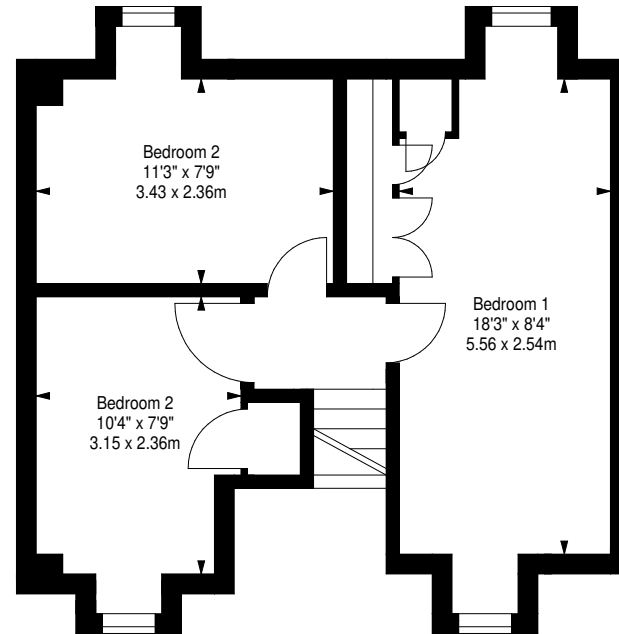
**Ettrickdale Place,
Edinburgh,
Midlothian, EH3 5JN**



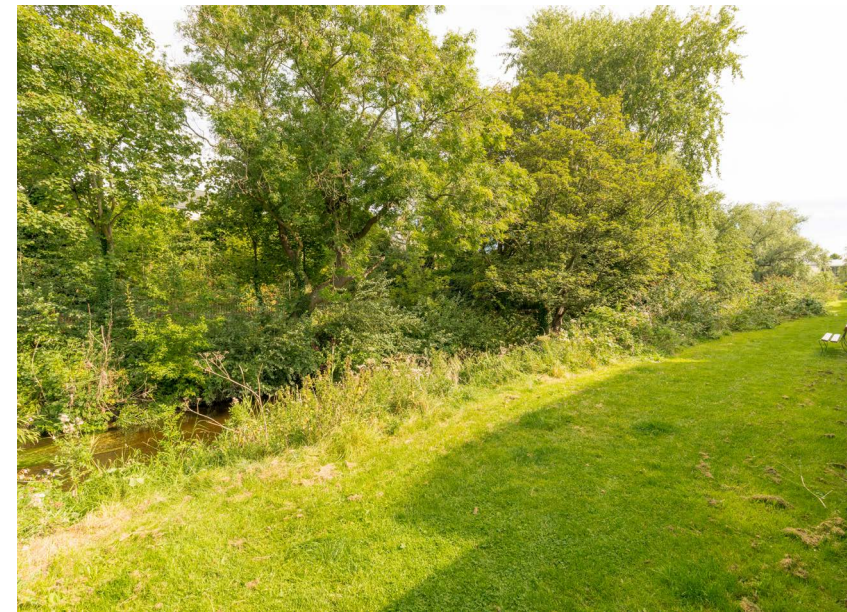
Approx. Gross Internal Area
879 Sq Ft - 81.66 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.