



10/6 Ettrickdale Place
STOCKBRIDGE | EDINBURGH | EH3 5JN


warners
solicitors & estate agents



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A well-presented four-bedroom duplex apartment situated in the popular Stockbridge area, offering spacious and versatile accommodation arranged over two floors. The property would make an excellent home for families, professional couples or those looking for generous accommodation in a desirable location.

The lower floor provides a welcoming entrance hall, a bright and comfortable living room, and a well-proportioned kitchen/dining room with ample space for both everyday living and entertaining. A double bedroom is also located on this floor, while a family bathroom and useful additional storage complete this level.

Upstairs, there are two double bedrooms – one with built-in storage – and a single bedroom – also with built-in storage – providing excellent flexibility for family living, guests or home-working, together with a shower room. The principal bedroom is particularly well proportioned, while the remaining bedrooms offer a range of uses to suit individual requirements.

Externally, residents benefit from well maintained communal gardens, with private access to the Water of Leith, as well as an external storage cupboard. There is an allocated parking space, and additionally there are ample bays for visitors, which can also be utilised by residents.

- Spacious four-bedroom duplex
- Well-presented throughout
- Generous living room
- Kitchen/dining room ideal for entertaining
- Communal garden
- Allocated parking space

Energy Rating C. Council Tax band E.

Included in the sale will be the blinds on the Velux windows, and the integrated over and dishwasher. Please note the the TV bracket in the principal bedroom will be removed prior to sale.

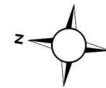
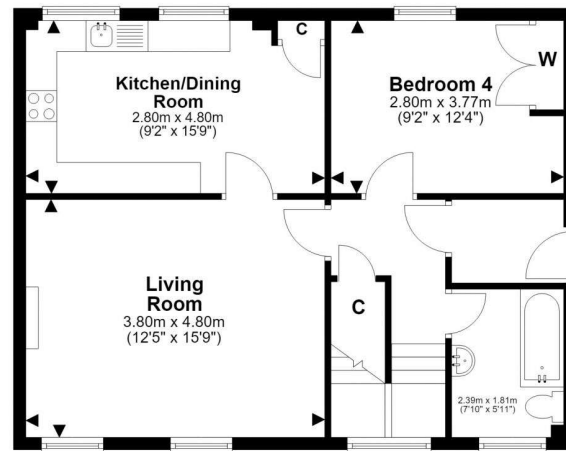
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



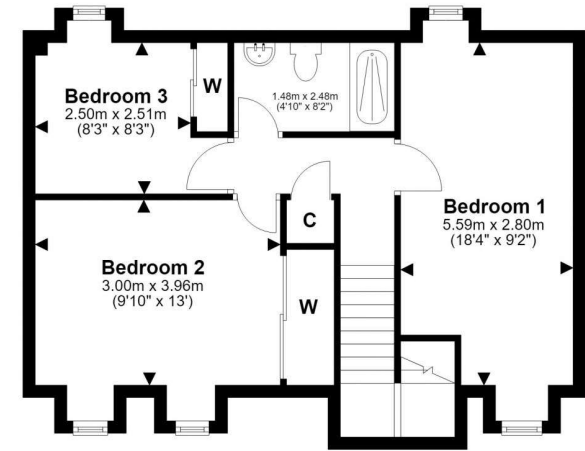
There is a factor fee of approximately £130 per year.

The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their 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 or Fettes Police Headquarters. An efficient public transport network operates to most parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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