

25/10 Silvermills

Edinburgh, EH3 5BF

GIBSON KERR

Personal, Family Law & Property



25/10 Silvermills,

Edinburgh, EH3 5BF

Peacefully situated in Edinburgh's prestigious New Town minutes from bustling Stockbridge and only a fifteen minute walk from cosmopolitan George Street, this immaculate two-bedroom apartment presents a superb opportunity.

A tastefully decorated second floor hallway equipped with built-in storage leads to a bright and generously proportioned sitting room with a Juliet balcony. Boasting plush carpeting, a neutral decor and allowing for dining this is the ideal place to relax and entertain. A seamless flow then leads you into the adjoining kitchen. Sleek and contemporary in design it showcases gloss white wall and floor units, illuminated white worktops and high-spec integrated LOGIK appliances that include a hob and oven. A breakfast bar allows for informal dining whilst parquet flooring gives it a sophisticated finish. Light and airy, the west-facing principal double bedroom benefits from an en-suite shower room whilst the second double bedroom has access to a luxurious shower room complete with a WC and washbasin built into vanity. It also offers access to a useful utility. Residents benefit from an allocated private parking bay and shared landscaped grounds.

Furniture: The following are included in the sale:

Bedroom one- Integrated wardrobes

Bedroom two - Bespoke built-in mirrored wardrobes

Shower room - Washing machine and tumble dryer

The property is ideally positioned for Stockbridge's array of independent shops, bars, restaurants and leisure amenities, and is only a short walk from the city centre. The Royal Botanic Gardens and Inverleith Park are also close at hand, providing wonderful green spaces for recreation and relaxation. Highly regarded schools are within easy reach as are transport links.

Features

- Two-bedroom modern apartment
- Well-established and popular development
- Spacious and bright sitting room with Juliet balcony
- Contemporary kitchen
- Two double bedrooms, one with en-suite shower room
- Luxurious shower room and utility
- Shared landscaped grounds
- Allocated private parking bay

C EPC RATING

E COUNCIL TAX BAND







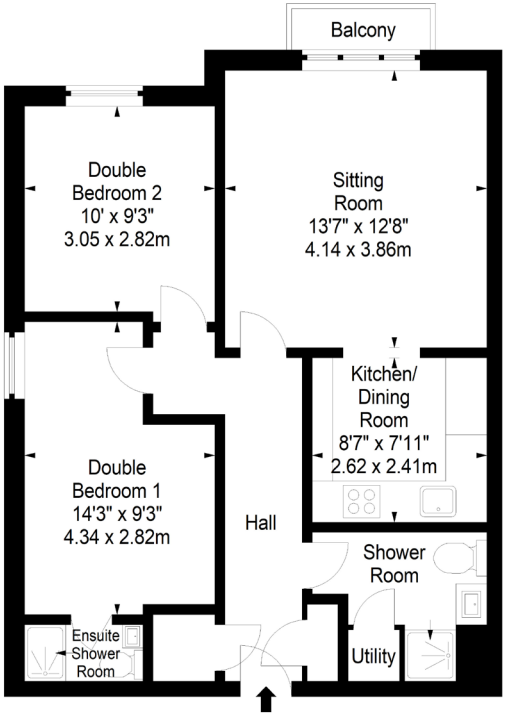




Silvermills,
Edinburgh,
Midlothian, EH3 5BF

SquareFoot

Approx. Gross Internal Area
652 Sq Ft - 60.57 Sq M
For identification only. Not to scale.
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Second Floor

Location

Stockbridge is a vibrant, cosmopolitan and prestigious neighbourhood boasting an exceptional choice of leisure, dining, shopping and recreational amenities. The picturesque Royal Botanic Gardens and expansive Inverleith Park are within walking distance offering picnic areas, tennis courts, sports pitches and spectacular panoramic views across the Edinburgh skyline. The historic Grange Sports Club is also close by, providing excellent squash, cricket, tennis and hockey facilities, while the award-winning Westwood's Health Club and beautifully refurbished Victorian swimming baths at Glenogle Swim Centre are easily accessible. There are an excellent selection of bars and restaurants including The Raeburn, with its attractive private terrace, as well as The Scran & Scallie, Hector's and Hamilton's. Everyday shopping is well catered for, with an impressive range of independent retailers on the doorstep, including a renowned butcher and fishmonger and the much-loved Lannan Bakery. The popular Sunday farmers' market adds further appeal, offering an enticing selection of global street food, handmade crafts and locally sourced produce. For convenience, a Marks & Spencer Foodhall is nearby, while larger shopping requirements are easily met at Waitrose in Comely Bank or Craigleith Retail Park, home to Sainsbury's and a larger Marks & Spencer. Highly regarded schooling includes Stockbridge Primary and Broughton High School as well as private school choices such as The Edinburgh Academy. Edinburgh City Centre including George Street, is within comfortable walking distance, while regular bus services provide swift and convenient connections across the capital. The property is also ideally positioned for commuting further afield, with easy access to Edinburgh International Airport and the Queensferry Crossing.

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Edinburgh

Family Law, Personal Law & Property Law

6 Randolph Crescent | Edinburgh | EH3 7TH

0131 202 7516 | edinburgh@gibsonkerr.co.uk

Glasgow

Personal Law & Family Law

1 West Regent Street | Glasgow | G2 1RW

0141 404 0436 | glasgow@gibsonkerr.co.uk

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.