



**1/27 Saunders Street, Edinburgh, EH3 6TQ**

Spacious, Three-Bedroom, Third-Floor Duplex Apartment

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# Property Description

Tastefully presented and spacious, three-bedroom, third-floor duplex apartment, forming part of an established, factored residential development. With an exclusive riverside location, in the heart of the sought-after area of Stockbridge, just south of Edinburgh city centre.

Comprises halls for both levels, a living/dining room, kitchen, three double bedrooms, a family bathroom and a WC.

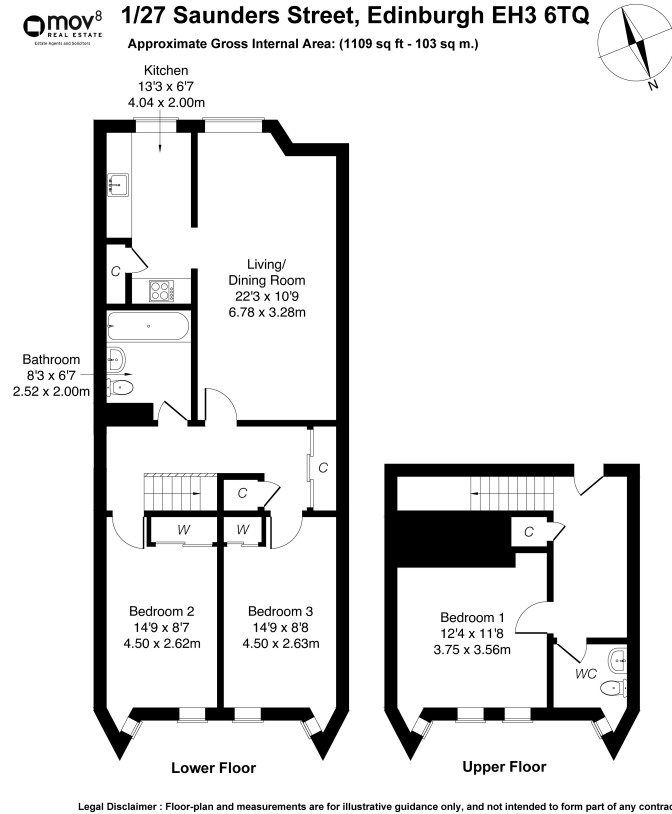
Freshly prepared for the market, including a new kitchen, updated bathroom, a new fuse box, and neutral decor. Further highlights include gas central heating, double glazing, good storage provision, and leafy views to both aspects.

Set adjacent to the Water of Leith, the development also provides landscaped grounds, with private residents' parking permits available.

A welcoming entrance hall affords access to a convenient WC and storage cupboard, the stairs leading to the lower floor, and the main bedroom, featuring light decor and three windows allowing plentiful natural light.

On the lower level, set to the front, overlooking the leafy views, the living/dining room offers an exceptionally spacious room for furniture, whilst affording access to the kitchen. Fitted modern units and worktops include a sink with a drainer, and a brand-new hob and oven, with further appliances including a freestanding washing machine and fridge/freezer.

Two further double bedrooms are set to the rear, similarly well-sized and finished, with carpeted flooring, light decor, built-in wardrobes, and two windows. Completing the accommodation, the hall offers further built-in storage provision, while the bathroom is set internally, with a modern three-piece suite including a shower over the bath.



# Area Description

Stockbridge is a vibrant and sought-after residential area, situated within walking distance of the heart of Edinburgh's city centre. A bustling high street offers an eclectic mix of speciality shops, restaurants, fashionable bars and delicatessens, giving the area an artistic, almost bohemian feel. A Sainsbury's Local can be found on Raeburn Place, as well as one of only two Waitrose supermarkets in Edinburgh at nearby Comely Bank. Craigleith Retail Park at Blackhall offers a wide range of

shopping facilities including a Marks and Spencer, Sainsbury's superstore and Boots. The Royal Botanic Gardens, Inverleith Park and The Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is also close by; whilst all the attractions of Edinburgh city centre can be reached on foot. Regular bus services provide access to most parts of the city, and an excellent choice of schooling is available from nursery to secondary level.







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