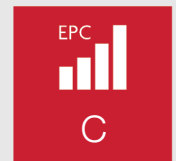
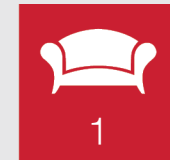




**Thorntons**   
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## 20/5, West Silvermills Lane,

Stockbridge, Edinburgh,  
EH3 5BD





## Summary

Set on the third floor of a modern development in desirable Stockbridge, this flat comprises two double bedrooms with wardrobes, a spacious reception room with a Juliette balcony and a window for ample natural light, a breakfasting kitchen with French doors, a bathroom with a shower-over-bath, and an en-suite shower room. The flat further lies within easy reach of the city centre and Stockbridge's excellent range of amenities, including shops, pubs, restaurants, cafes, schools, a tram stop, scenic open spaces and bus links. Extras: All furniture, contents, fitted flooring, window coverings, light fittings, and kitchen appliances are included in the sale. Factor: the development is factored by James Gibb at an average quarterly charge of £460.

## Features

- Third-floor flat in sought-after Stockbridge
- Part of a modern development
- Well-presented neutral interiors
- Entrance hall with storage
- Juliette balconied living/dining room
- French doored breakfasting kitchen
- Southwest-facing main bedroom with en-suite and wardrobe
- Versatile sunny second bedroom with a wardrobe
- Modern bathroom with overhead shower
- Private Juliette balcony
- Underground parking
- Gas central heating and double glazing





“A two-bedroom third-floor flat in Stockbridge with a generous balconied living and dining room with French doors leading to a fitted breakfasting kitchen.”







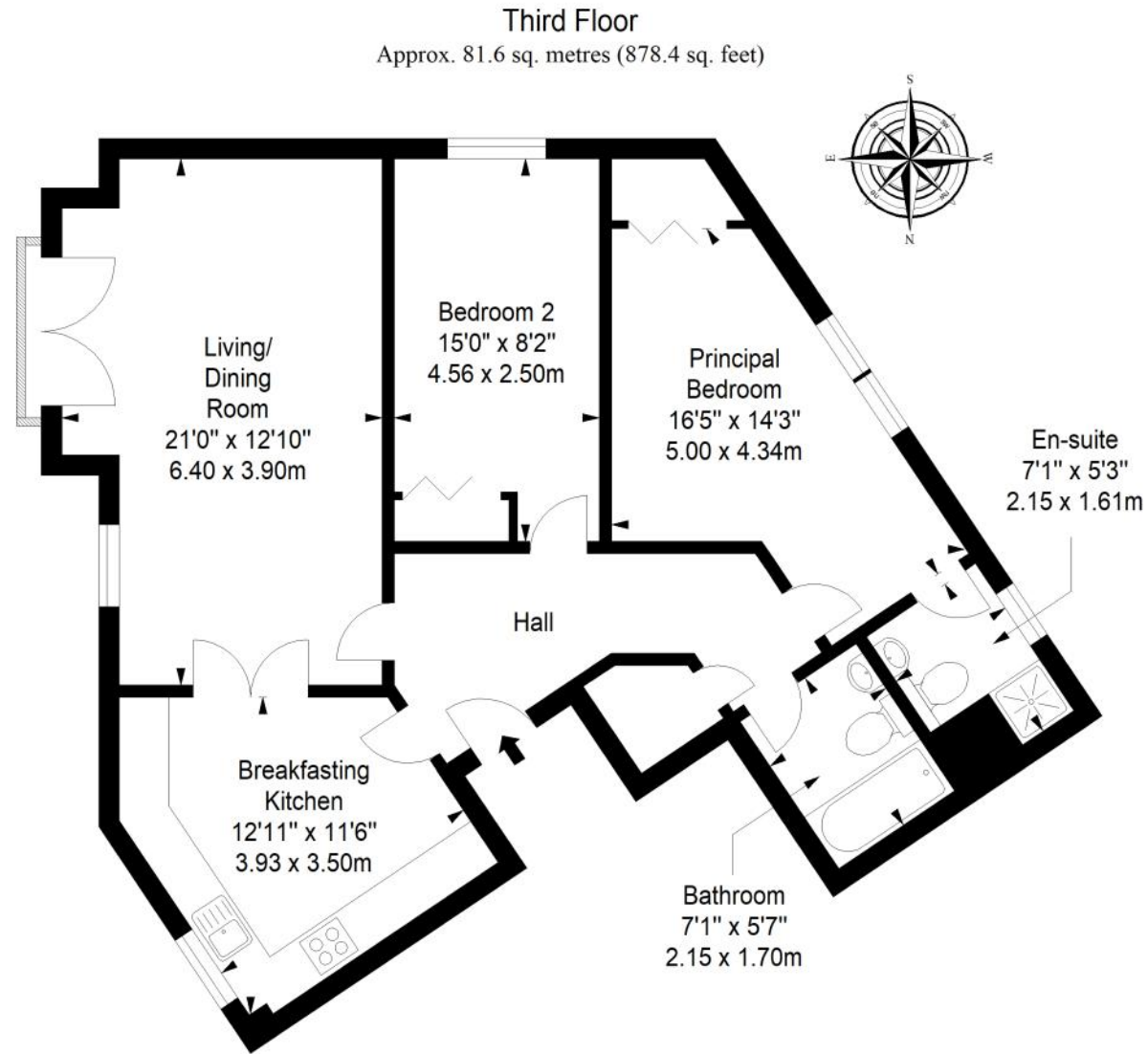


“The flat is situated within easy walking distance to excellent amenities, transport links, schools, shops, and scenic outdoor spaces.”





# Floorplan



Total area: approx. 81.6 sq. metres (878.4 sq. feet)



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