



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**1/1 Saunders Street**

Stockbridge, Edinburgh, EH3 6TQ



# 1/1 Saunders Street

This studio flat is situated on the ground floor of an established development in the heart of highly desirable Stockbridge, offering an ideally proportioned city home for first-time buyers, professionals, couples, downsizers, and rental investors alike. The flat accommodates a good-sized bedroom/living area, a modern kitchen, a walk-in wardrobe/large store, and a shower room. It lies enviably close to the outstanding amenities that Stockbridge has to offer, including an eclectic array of shops, cafés, coffee shops, restaurants, and bars, excellent transport links, and beautiful open spaces.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## Property Summary

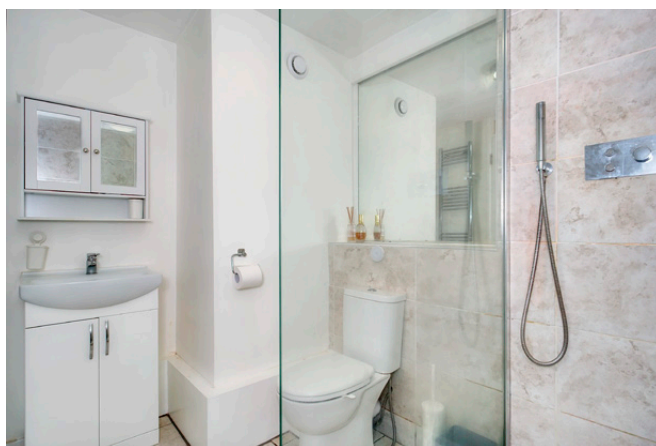
- Ground-floor studio flat in desirable Stockbridge
- Well-presented, modern interiors and neutral décor
- Secure shared entrance and vestibule
- Hallway with large walk-in storage cupboard/wardrobe
- Bright, good-sized living room/bedroom
- Attractive, modern kitchen with external access
- Stylish, contemporary shower room
- Private garden area
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C







Bright, good-sized living room/bedroom, an attractive, modern kitchen with external access and a stylish, contemporary shower room



Let us help you find your next  
**dream property!**



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 **CHARTERED FIRM**

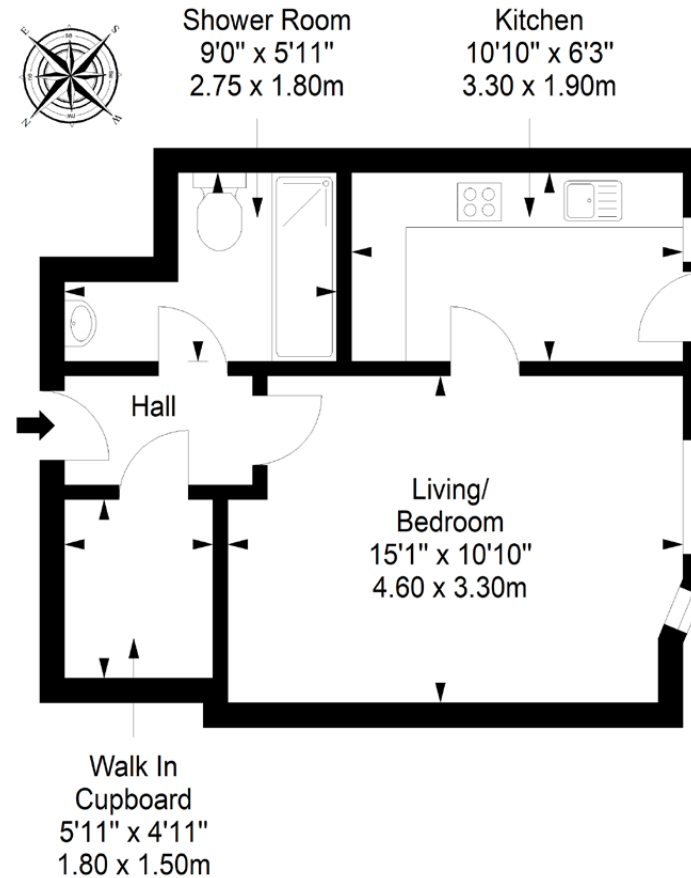
  

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

### Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 31.5 sq. metres (339.1 sq. feet)