



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/24 Saunders Street

Stockbridge, Edinburgh, EH3 6TQ

This two-bedroom fourth-floor flat (accessed on the third floor) forms part of an established residential development with a prime location in Stockbridge. It is within easy reach of award-winning restaurants and fantastic amenities, as well as idyllic green spaces and the heart of the city centre. The property offers large, light-filled rooms and excellent storage. It proves ideal for a wide variety of buyers too. Whilst it would benefit from modernisation, this is a fantastic opportunity to purchase a spacious flat in one of the most sought-after areas in the capital. It also offers excellent scope to add further value.

Extras: all fitted floor and window coverings, light fittings, integrated oven and electric hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by The City of Edinburgh District Council with an approximate cost of £28.05 every 4 weeks. The factor fee covers caretaking, lift maintenance, repairs and maintenance, light and power for all the block's communal areas.

Property Summary

- A spacious fourth-floor flat (accessed on the third floor)
- Situated in the heart of Stockbridge
- Convenient lift service
- Central hall with built-in storage
- Spacious, southwest-facing living/dining room
- Well-appointed, fitted kitchen
- Two double bedrooms with built-in wardrobes
- 3pc bathroom with overhead shower
- Large communal back garden
- Controlled permit parking (Zone 5)
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £235,000





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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.

