

COULTERS[©]

WELCOME TO:
HUNTLY STREET

2/1 Huntly Street, Canonmills, Edinburgh, EH3 5HB



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HUNTLY STREET AT A GLANCE:



Residential
Canonmills location



Traditional
apartment



Living room with
period details



Walking distance of
Stockbridge



The Royal Botanic
Garden close by



Excellent local
amenities

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A deceptively spacious one-bedroom apartment situated in Edinburgh's sought-after Canonmills. Located on the ground floor of a handsome tenement, the well-proportioned interiors are bright and comfortable. Minutes from the hustle and bustle of Broughton Street, Stockbridge, and the City Centre along with the scenic retreats of the Royal Botanic Garden, residents have the best of both worlds. With so much to offer this is a fantastic opportunity for a first-time buyer, investor or professional.

- Light and airy west-facing living room with twin sash and case windows overlooking the rear gardens, hardwood flooring, a shelved Edinburgh press, working shutters, and high ceilings.
- Well-proportioned south-east facing, light grey worktops and white splashback tiling. Integrated appliances include an extractor hood, oven, and gas hob.
- Bright and comfortable carpeted double bedroom.
- Shower room with a hidden cistern WC and washbasin.
- Gas central heating throughout.
- Shared rear garden.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Vibrant Canonmills, just north of Edinburgh's New Town is a residential neighbourhood. There are an array of quality bars, restaurants, and cafés to enjoy including The Orchard Bar, One Canon Bar and Pizza, and The Tollhouse. For picturesque walks and tranquil days spent outdoors you are spoilt for choice. From the world-renowned Royal Botanic Garden, and panoramic City views of Inverleith Park, which also houses the annual Foodies Festival, there is something for everyone.

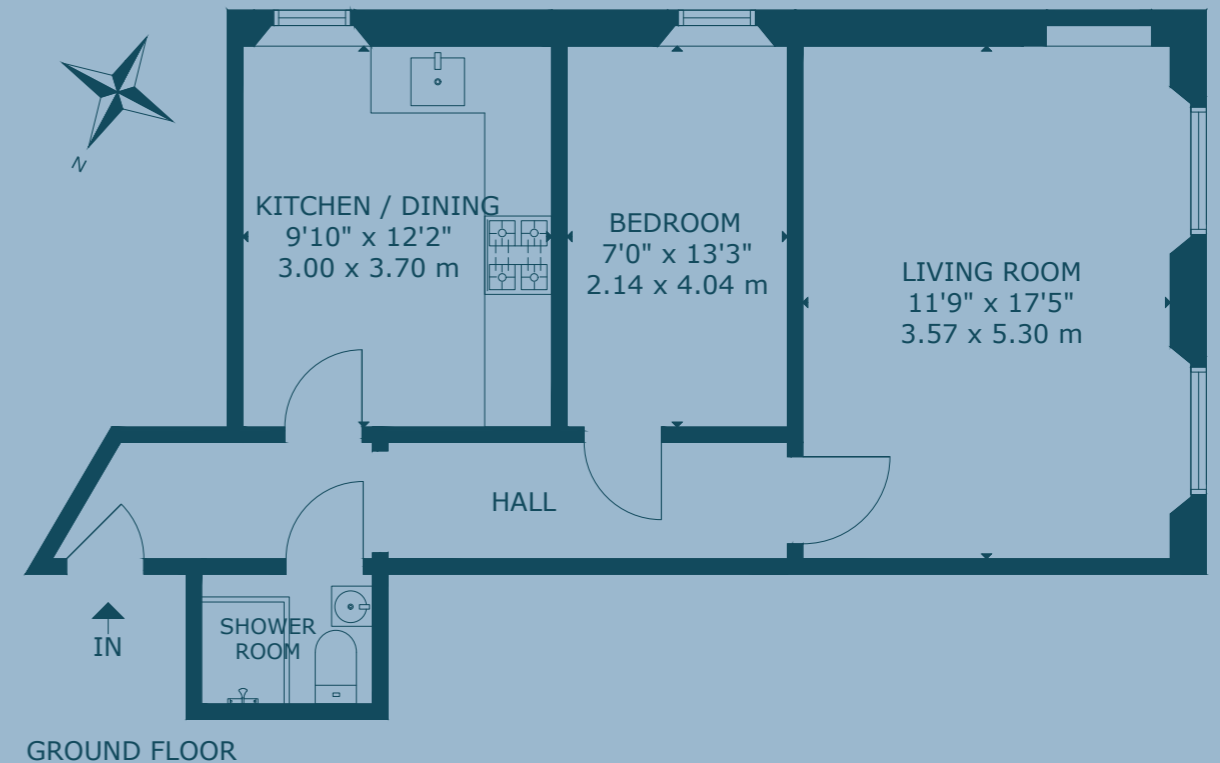
Experience the leafy Water of Leith walkway that takes you to the 19th Century Dean Village. Other recreational pursuits include Glenogle Swim Centre, a tastefully restored Victorian swimming baths with gym and fitness classes, and

the historic Grange Sports Club. Daily shopping needs are well-catered for in nearby Stockbridge bursting with independent artisan retailers. A Tesco supermarket is just a short walk from the property, there is a Waitrose at Comely Bank, and a Margiotta Food and Wine, and Tesco Express on Dundas Street. Broughton Street, the City Centre, and the entertainment and retail destination of St James Quarter are just over a fifteen-minute walk.

Whilst accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.



FLOOR PLAN:



2/1 Huntly Street, Canonmills, Edinburgh, EH3 5HB

Approx. Gross Internal Area

537 Sq Ft - 50 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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