



Solicitors & Estate Agents










Offers Over  
**£175,000**

# 55 2F3 Logie Green Road

Canonmills | Edinburgh | EH7 4HB

An excellent opportunity has arisen to purchase this generously proportioned one bedroom second floor flat situated in a superb location within walking distance of the city centre and fantastic local amenities. Presented to the market in move-in condition, the property would ideally suit the first-time purchaser or young professional. Viewing recommended.

-  1 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - E
-  Council Tax Band - B



## Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway with a handy storage cupboard, bright and airy lounge/kitchen/diner with an electric fireplace, useful fitted storage provisions and a fully-fitted kitchen with a range of freestanding white goods, large double bedroom with ample room for freestanding furniture and different configurations, and a partially-paneled bathroom suite.

Further benefits include a secure door entry system and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a sizeable and well-maintained communal garden for residents to enjoy and for the car owner, permit/metered parking is available on Logie Green Road as well as surrounding streets.

## Viewing

By appointment through Neilsons 0131 625 2222.



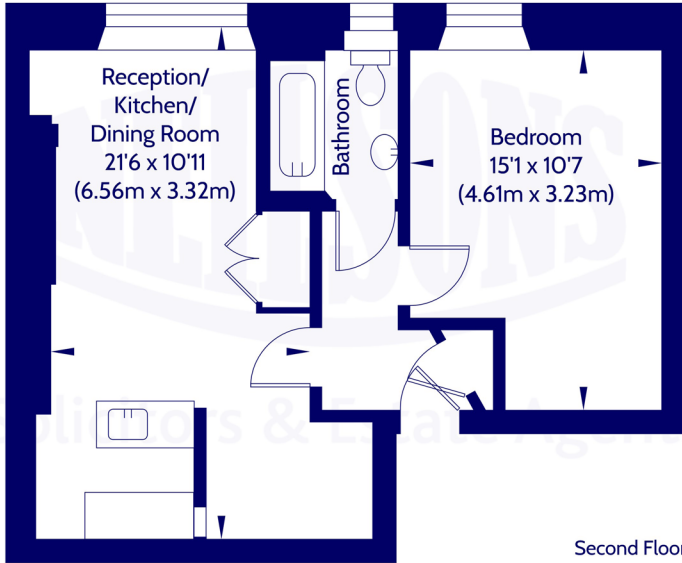


## Location

Logie Green Road enjoys a quiet setting in the fashionable Canonmills district of the city, located on the edge of Edinburgh's historic New Town. The property is well positioned for access to many local amenities including a Tesco and Lidl supermarket and a good selection of popular coffee shops, bars and restaurants. The vibrant Stockbridge district is within comfortable walking distance and provides an extensive choice of retailers, restaurants and bistros together with a wide range of services. There is an excellent choice of delightful green spaces to enjoy nearby including the spectacular Royal Botanic Gardens, Water of Leith Walkway and Inverleith Park. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city, with Waverley Train Station located approximately one mile away.



Approx. Gross Internal Floor Area 44.01 Sq M / 474 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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