



**20/5 Powderhall Road,  
Canonmills, EH7 4GB**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## IMMACULATE AND BEAUTIFULLY PRESENTED

THREE-BEDROOM, SECOND FLOOR FLAT



Immaculate and beautifully presented, three-bedroom, second floor flat, situated in a quiet development in the Canonmills district in Edinburgh, close to excellent local amenities, the Water of Leith and the Botanic Gardens. This property has so much to offer, with light and airy rooms, is very nicely decorated throughout, and has the benefit of two balconies, to enjoy warm weather. The accommodation consists of a well-kept communal stair, with entry phone, a lovely living room, with plantation shutters and a balcony, an extremely nice, modern, dining kitchen, with a good range of fitted units and complementary splash back, appliances and plantation shutters. There is also a spacious master bedroom, with a south facing balcony, fitted wardrobe and an en-suite shower room, with attractive tiling, two further double bedrooms and a smart family bathroom. There is also a walk-in hall cupboard. The communal grounds are well kept and there is residents parking.

Communal entrance with entry phone

Hall

Living room with balcony

Dining kitchen

Master bedroom with balcony and en-suite

Two double bedrooms

Family bathroom

Gas central heating

Double glazing

Residents parking

Communal grounds

Factored by Charles White with costs of approximately £1250 a year.

Includes communal maintenance, gardening and building insurance





## CANONMILLS

Canonmills is a fashionable and sought-after area of Edinburgh's city centre. Located adjacent to the iconic New Town, Stockbridge and the bustling east end, there is a range of impressive period buildings, crescents, cobbled streets and charming historic details. Vibrant Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst supermarket shopping is provided by a Tesco off Broughton Road. Numerous parks provide eclectic green spaces including St Marks park, accessed via a footbridge, King George V Park, Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot, whilst a bus service is available from Broughton Street and Broughton Road.



### Extras

All fitted floor coverings, blinds, plantation shutters, light fittings, oven, hob, combination microwave/oven, fridge freezer, dishwasher and washing machine are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

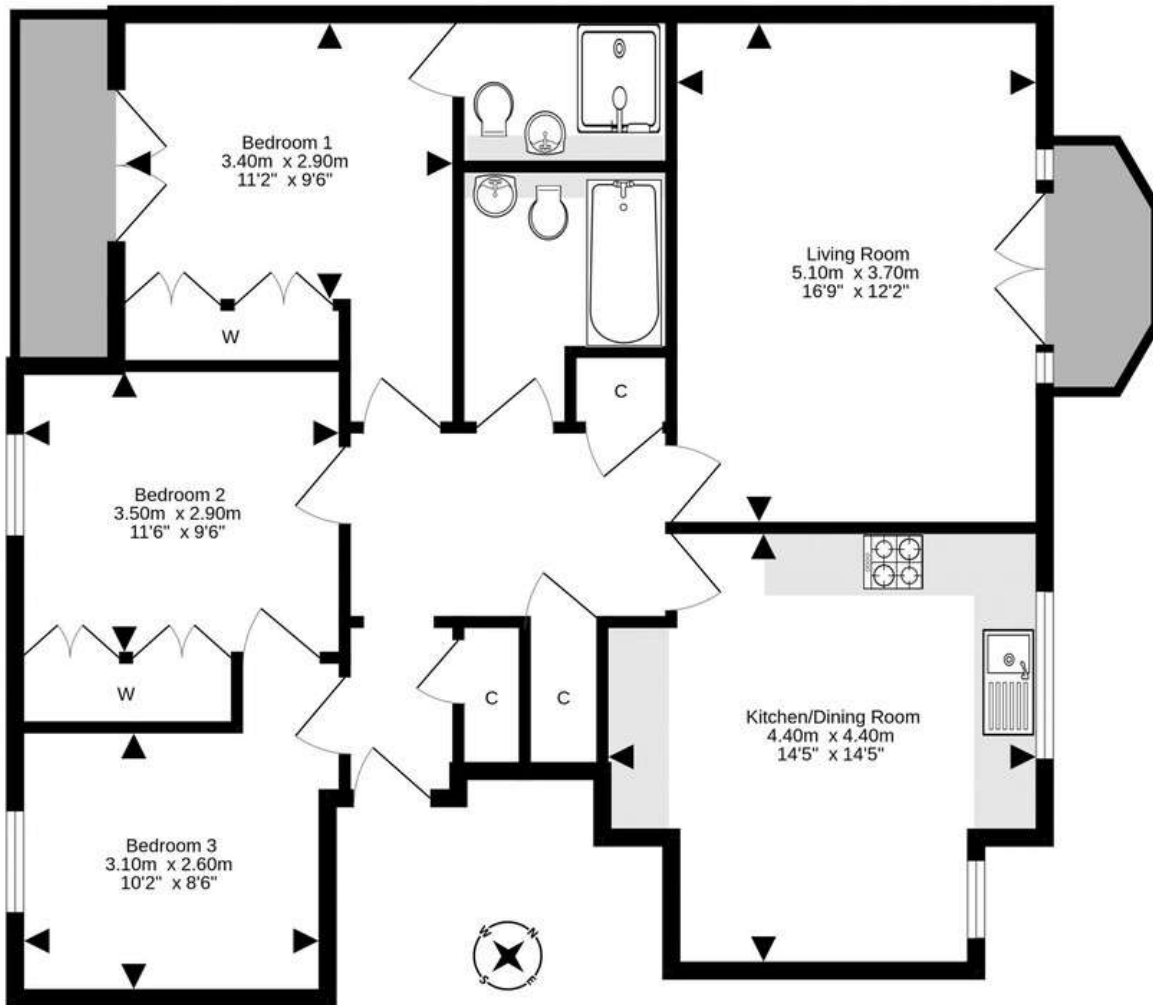
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### Home Report Valuation

£350,000

### EPC Rating

C



TOTAL FLOOR AREA: 87.5 sq.m. (942 sq.ft.) approx.  
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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