

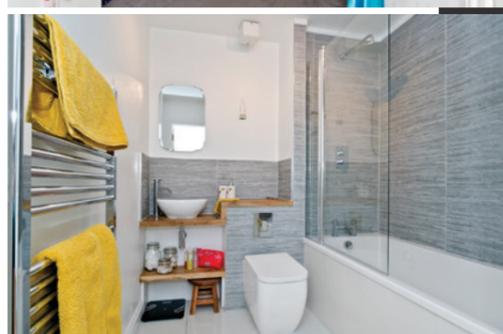


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POWDERHALL BRAE
CANONMILLS, EDINBURGH, EH7 4GE

We sell homes, not just houses





Situated on the second floor of an attractive, established modern development in the Canonmills area of the city, this beautifully presented flat accommodates three bedrooms, a spacious living room, a dining kitchen, and two bathrooms, and also benefits from access to shared gardens and private residents' parking.

A secure shared entrance and a lift (or stairs) takes you to the second floor, where the front door opens into an inviting hallway (with built-in storage) where neutral décor, an elegant accent wall, and wood-styled flooring giving the first glimpse of the attractive interiors to follow.

Following the hall along to the end you reach a living room, offering flexible floorspace for variations of lounge furniture layouts and continuing the chic presentation of the entrance area with muted décor, a feature wall, and the same flooring. The reception room is lit by southeast-facing windows capturing sunny natural light. Across the hall in the kitchen, space is provided for a seated dining area, perfect for sit-down family meals and entertaining with guests, and modern grey cabinets are supplemented by granite-inspired worktops and neutral splashback tiling. An oven, a gas hob, an extractor fan, and a washing machine are integrated, whilst an undercounter dishwasher is included and provision is made for a freestanding fridge/freezer.

The appealing city home accommodates three well-proportioned bedrooms, all tastefully decorated and fitted with carpets for optimum comfort underfoot. Two of the bedrooms are accompanied by built-in wardrobes, including the principal which also boasts an en-suite shower room with a large shower enclosure, a basin set into vanity storage, and a WC. Finally, a bathroom comprises a bath with a rainfall showerhead and a glazed screen, a countertop basin, a WC, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set in shared garden grounds and offers private residents' parking.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and dishwasher will be included in the sale.



FEATURES

- Established modern development in Canonmills
- Well-presented interiors
- Secure shared entrance and lift service
- Welcoming hall with built-in storage
- Spacious living room
- Modern dining kitchen
- Two double bedrooms
- One single bedroom
- One en-suite shower room
- Separate family bathroom
- Shared garden grounds
- Private residents' parking
- GCH and DG





Canonmills, Edinburgh

On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district.

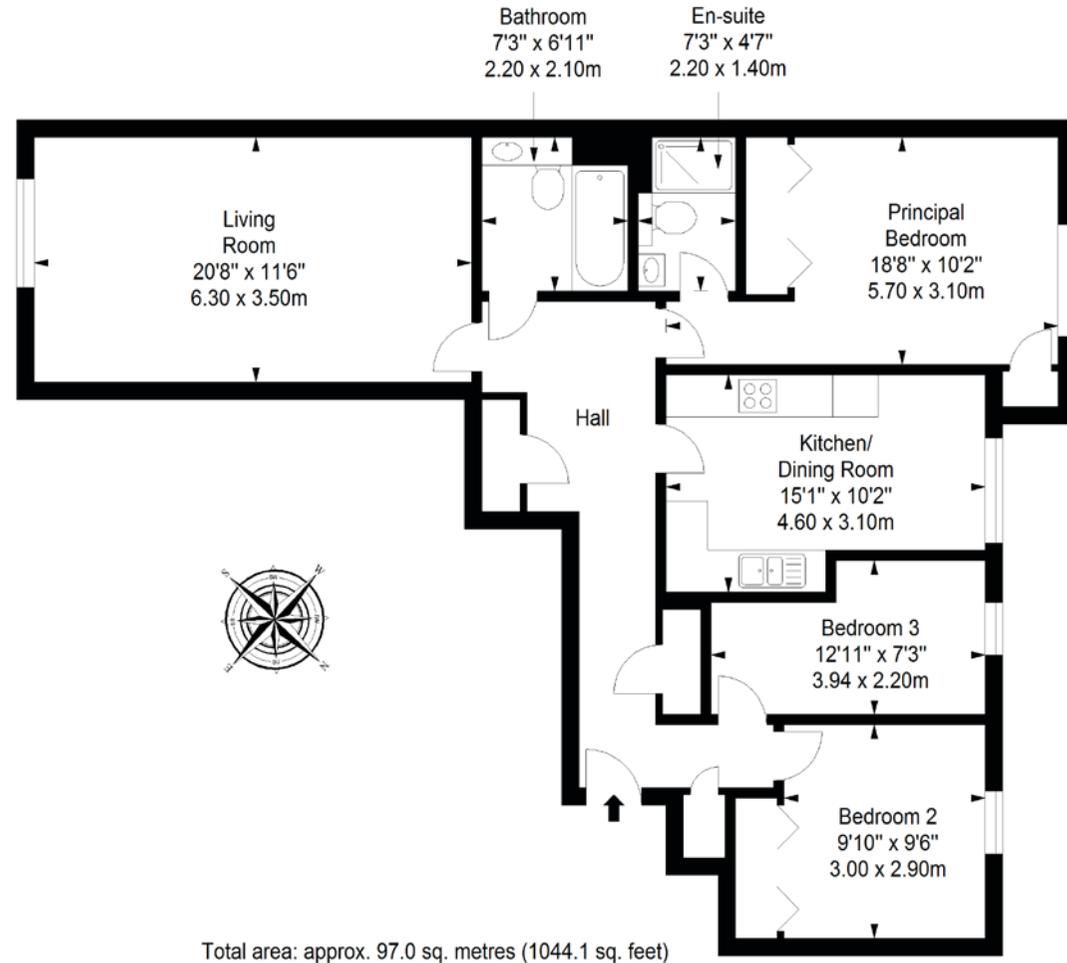
Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Second Floor
Approx. 97.0 sq. metres (1044.1 sq. feet)



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

