



43/11

11 LOGIE GREEN ROAD
CANONMILLS, EDINBURGH, EH7 4HB

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Traditional third/top-floor flat in Canonmills

Set on the third/top floor of a traditional building in Canonmills, this well-presented flat enjoys recently upgraded, modern interiors and attractive, contemporary décor. The flat accommodates a double bedroom, a large open-plan living area, a contemporary kitchen, and a modern bathroom, and benefits from access to a shared garden. Recent upgrades include new flooring, wallpaper, and décor throughout, a brand-new kitchen and appliances, and a new bath and aqua panelling in the bathroom.

A secure shared stairwell leads to the flat's front door on the third/top floor, where a hallway (with a handy traditional clothes pulley) welcomes you inside and sets the tone for the interiors to follow with neutral décor and herringbone wood-styled flooring. To the left of the hall lies a wonderful open-plan living and dining room, with dedicated areas for separate lounge and dining areas. The living area to the front of the room is accompanied by built-in storage, enjoys the same décor and flooring as the hall, and is illuminated by twin west-facing windows capturing afternoon and evening sunshine. The dining area is a large alcove to the rear of the room with bold, modern décor, which is currently being utilised as a home office area. The kitchen conveniently adjoins the reception room and is well-equipped with a good range of gunmetal-grey wall and base cabinets offering ample storage space, workspace, and splashback panels, with integrated appliances (all Lamona) comprising an oven, a hob, an extractor fan, a fridge/freezer, a dishwasher, and a washing machine.

Across the hall, the flat's good-sized double bedroom awaits, enjoying generous proportions and offering excellent flexibility for arrangements of freestanding furniture. The sleeping area enjoys the same west-facing aspect and flooring as the living area, as well as neutral décor, enhanced by a feature wall and matching painted ceiling. Finally, a modern bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a shared garden, and on-street parking in the vicinity falls under Zone N1.

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



FEATURES

- Traditional third/top-floor flat in Canonmills
- Recently upgraded interiors
- Secure shared stairwell
- Generous living/dining room
- Contemporary kitchen
- Spacious double bedroom
- Modern bathroom
- Shared garden
- Controlled on-street parking (Zone N1)
- GCH and DG
- EPC Rating - **TBC**



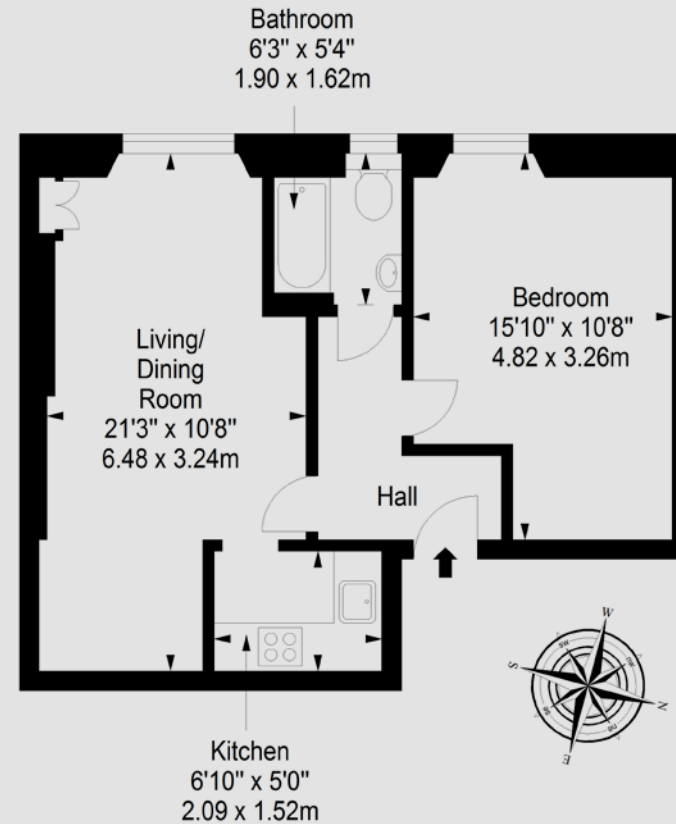


Canonmills, Edinburgh

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.

Third Floor Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 43.7 sq. metres (470.4 sq. feet)

Viewing

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

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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.

