

COULTERS[©]

WELCOME TO:
AIRLIE PLACE

4 (2F2) Airlie Place, Canonmills, Edinburgh, EH3 5DU



AIRLIE PLACE AT A GLANCE:



Desirable Canonmills location



Traditional apartment



Light-filled and well-proportioned



Swift access to City Centre



Walking distance of The Royal Botanic Garden



The Water of Leith nearby

EXTRAS:

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



A LITTLE BIT ABOUT THE PROPERTY:

An inviting one-bedroom traditional apartment on the second floor of a Category C listed Victorian tenement in Edinburgh's prestigious Canonmills. Presented in move-in condition this bright property enjoys tasteful upgrades including a stunning wet room and well-laid out modern kitchen. Boasting a shared rear garden and with The Royal Botanic Garden, Inverleith Park, cosmopolitan Stockbridge, and the City Centre all within walking distance it will make a fantastic home, or desirable investment.

- Charming open living/dining/ kitchen featuring an original open cast iron fireplace, oak panel door, and a partially shelved Edinburgh press.
- Well-designed kitchen with cream wall and floor units, white metro tile splashback, solid wood worktops, and integrated appliances including a stainless-steel extractor hood, gas hob, grill, and oven. Space allows for freestanding goods.
- Spacious principal double bedroom with bespoke wardrobes, a built-in cupboard, and an appealing finish including a statement accent wall, and carpeting.
- Fully tiled contemporary wet room with a WC, and washbasin built into vanity.
- Gas central heating throughout.
- Well-kept shared rear garden with lawn and borders.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

Edinburgh's prestigious and iconic Canonmills Conservation area is one of the most sought-after residential destinations in Scotland. Minutes from scenic green spaces, and desirable Stockbridge, Airlie Place enjoys a wonderful position. Discover a delightful selection of independent artisan shops, and boutiques nearby, along with tempting cafés, bars, and eateries.

When it comes to picturesque walks and tranquil days spent outdoors you are spoilt for choice. From the world-renowned Royal Botanic Garden and Inverleith Park, which also houses the annual Foodies Festival, there is something for everyone. Why not experience the leafy Water of Leith walkway that takes you from Canonmills to the 19th Century

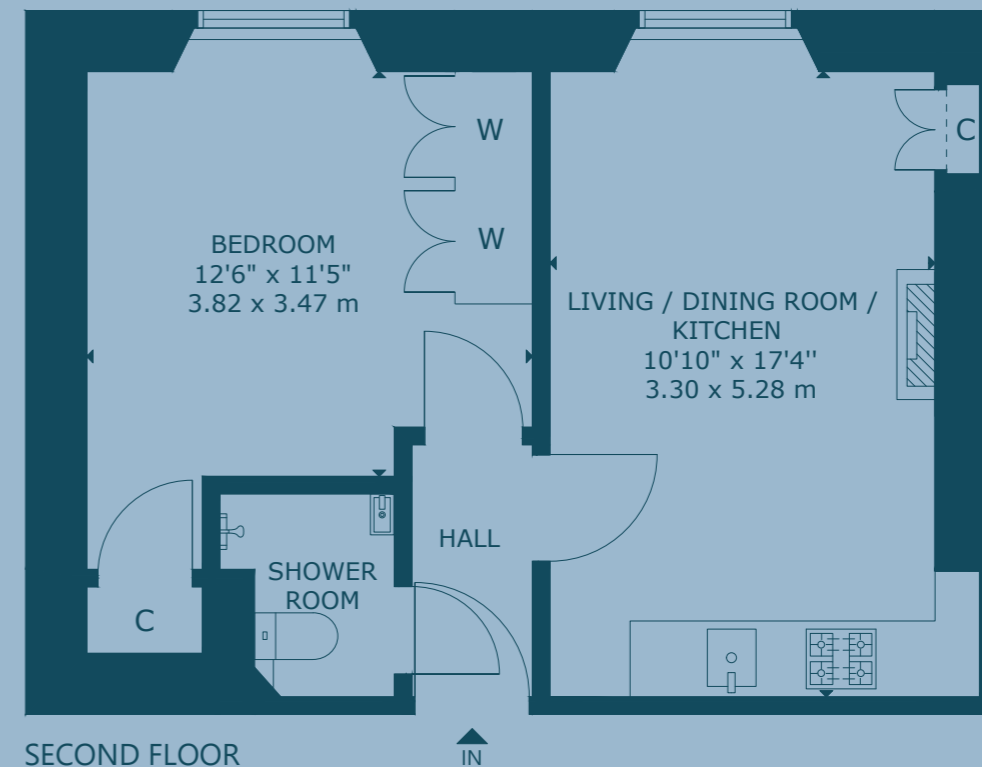
Dean Village. Other recreational pursuits include Glenogle Swim Centre, a tastefully restored Victorian swimming baths with gym and fitness classes, and the historic Grange Sports Club with tennis, cricket, squash, and hockey.

Daily shopping needs are well-catered for on Dundas Street which has a Margiotta Food and Wine whilst there is a large Tesco at Canonmills, a Waitrose at Comely Bank, and a Sainsbury's and Marks and Spencer at Craighleith Retail Park.

Although 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:



4 (2F2) Airlie Place, Canonmills, Edinburgh, EH3 5DU

Approx. Gross Internal Area

435 Sq Ft - 40 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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