



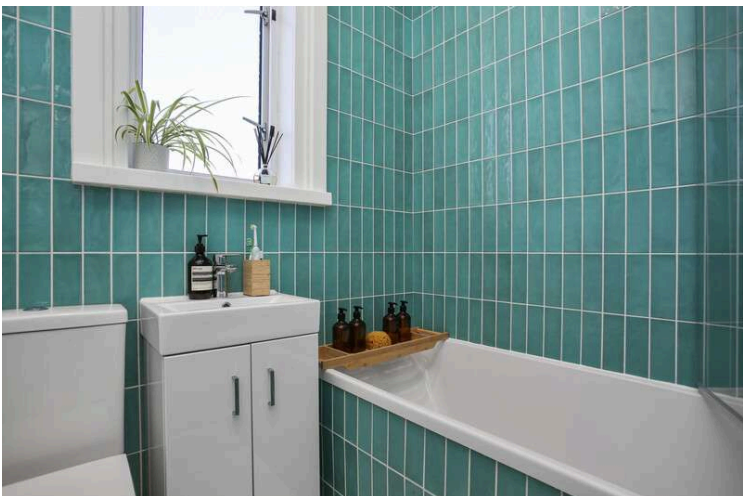
21 Logie Green Gardens, Edinburgh, EH7 4HE

www.mcdougallmcqueen.co.uk



This spacious and beautifully presented, three bedroom end terraced villa boasting a generous enclosed garden to rear along with a private garden and driveway to the front. The property is quietly positioned in a cul-de-sac setting within walking distance of the city centre close to an abundance of local amenities ideally located in the popular Canonmills area of Edinburgh. The property offers fabulous modern day living offering a good sized accommodation arranged over two floors which would appeal to young professionals or growing families. An early viewing is highly recommended.

- Entrance vestibule, reception hallway.
- Front facing living room complemented by a bay style window, feature fireplace and gas fire inset.
- Stylish dining kitchen with a good range of wall and base units along with integrated appliances and utility room. Patio doors offer direct access to the rear garden.
- Downstairs cloaks comprising WC, wash hand basin, vanity storage and ladder radiator.
- Bedroom three is located on the ground floor.
- Upper level with a useful storage cupboard, hatch to attic accessed by a pull-down ladder.
- Bright and spacious double bedroom front facing with wall to wall built in storage and an open shelved press.
- Rear facing double bedroom.
- Bathroom comprising WC, wash hand basin, vanity storage, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing.
- Enclosed south facing rear garden with patio areas.
- Private garden and driveway to the front.



Location

Logie Green Gardens forms part of a quiet cul-de-sac setting in the fashionable Canonmills district of the city. Located on the edge of Edinburgh's historic New Town, well positioned for access to many local amenities including a Tesco and Lidl supermarkets with the city centre and Stockbridge both within walking distance and providing a further extensive choice of retailers, restaurants, and bistros together with a range of services. In addition, the Royal Botanic Gardens and Water of Leith Walkway are easily accessible and for the commuter, all the major road networks and regular bus services run close by providing access to many parts of the City.

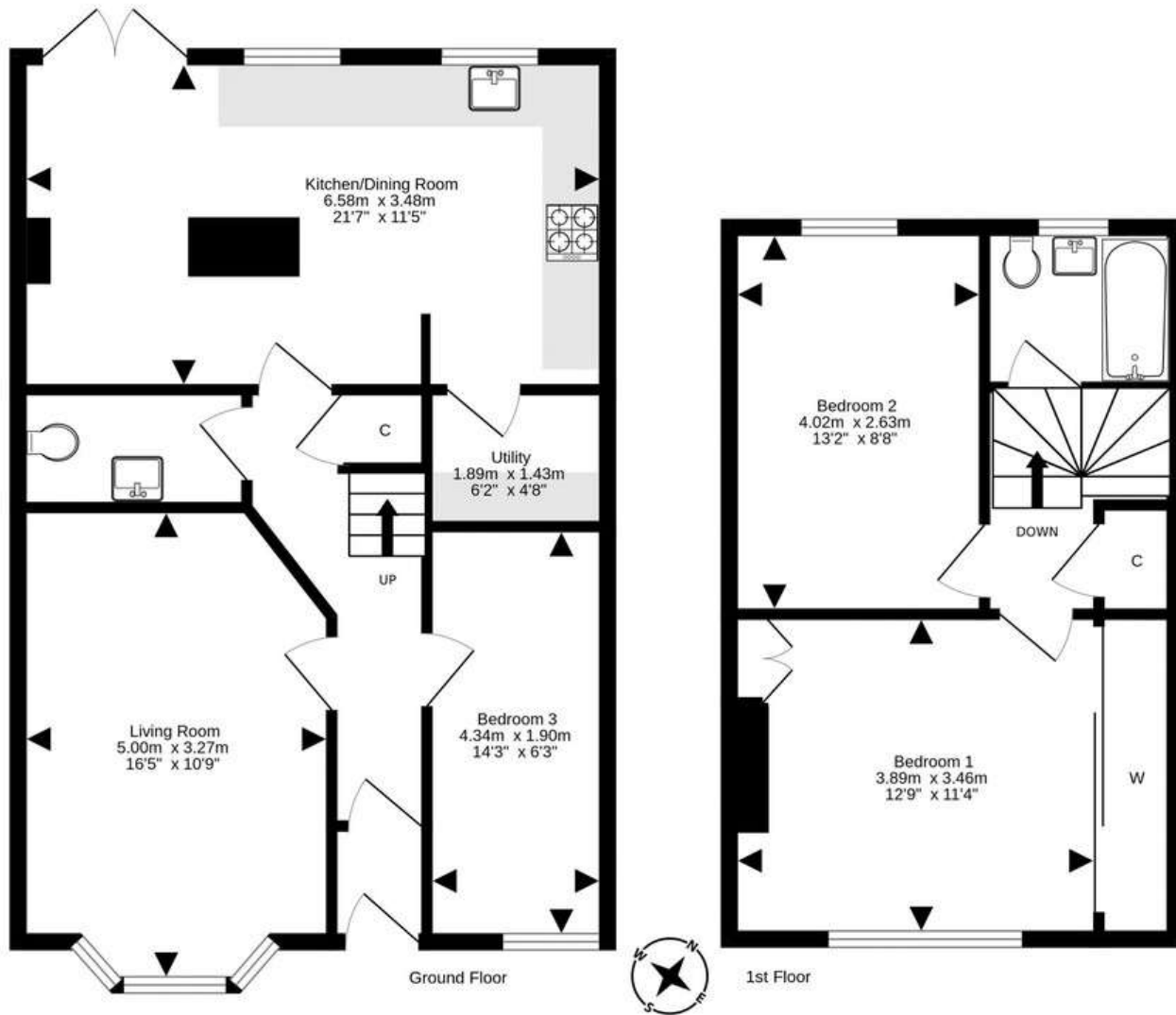
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

