

**9/3 Powderhall Rigg
EDINBURGH EH7 4GG**

Offers Over £275,000

- Large bay window living/dining room
- Kitchen fitted with a range of wall and floor mounted units, electric hob and oven and appliances available by separate negotiation
- Two double bedrooms with both featuring built in wardrobes and master featuring en-suite
- Fully tiled shower room fitted with two-piece suite
- Hallway with useful storage cupboards
- Gas central heating and double glazing
- Beautifully kept communal gardens
- Residents parking



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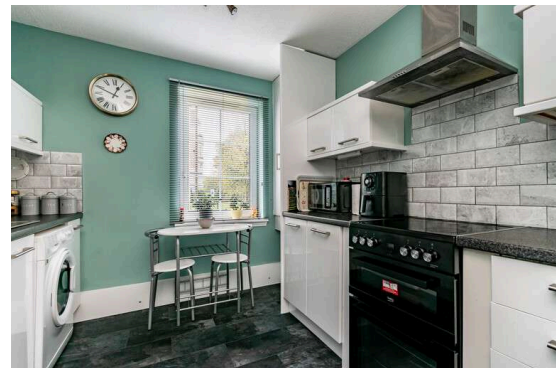
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1



EPC B



Ground Floor Flat

Blair Cadell are delighted to bring to market this fantastic ground floor flat in immaculate condition throughout in the sought after location of Canonmills that would be ideal for a range of different buyers and must be viewed.

The accomodation comprises of a large bay window living/dining room that is perfect for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven, fridge/freezer and dishwasher which are included in the sale. There are two generous double bedrooms both with fitted wardrobes offering plenty of useful storage space and the master featuring a newly fitted en-suite with a two-piece suite and shower. The property also benefits from a second newly fitted fully tiled shower room with a two-piece suite. Hallway with two storage cupboards offering more useful storage space. Well kept communal gardens and residents parking is also available along with guest permits.

Powderhall Rigg is located just to the north of the city centre which can be accessed via a frequent bus service that runs close by giving swift access to the city centre. The property is also within easy access of both Waverley Station and St Andrew Bus Station making it ideally placed for those with a commute. Shopping facilities include a Tesco Superstore, a short drive/bus journey away there are all the high street shops in George and Princes Street along with the recently finished St James centre which has a range of high end shops, restaurants and entertainment. Recreational facilities include a number of popular bars, cafes and restaurants, The Vue cinema complex, Omni Centre, Playhouse Theatre and the Royal Botanic Gardens.

Viewing by appointment on 0131 337 1800





**Powderhall Rigg,
Edinburgh, EH7 4GG**

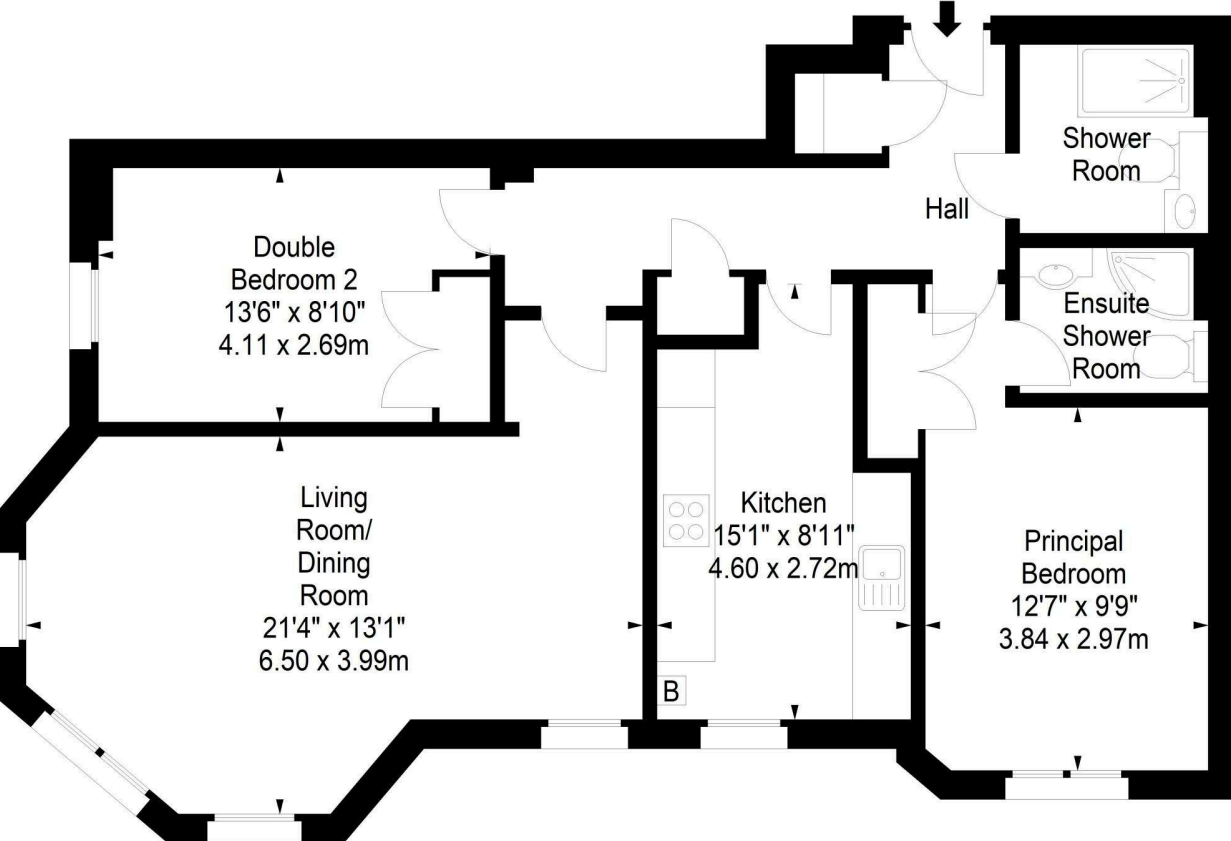


Approx. Gross Internal Area

850 Sq Ft - 78.97 Sq M

For identification only. Not to scale.

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Ground Floor



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