



5 (1F2), HERIOTHILL TERRACE

CANONMILLS, EDINBURGH, EH7 4DZ



1 PUBLIC



1 BED



1 BATH



VMH SOLICITORS

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5 (1F2)

HERIOTHILL TERRACE

A fully-refurbished, one-bedroom (plus box room), first-floor flat that forms part of a traditional tenement (circa 1900) set on a cul-de-sac in highly sought-after Canonmills. Finished to high standards, it has been redecorated in neutral hues, laid with new engineered oak flooring and plush carpets, and fully rewired, including new smoke alarms and light fittings. Furthermore, it has an open-plan living room and ultra-modern breakfasting kitchen that was recently fitted in September 2021, as well as a newly-installed bathroom with an overhead rainfall shower.

Features

- Refurbished first-floor flat in Canonmills
- Secure telephone-entry system
- Hall with shelved storage cupboard
- Open-plan breakfasting kitchen/living room
- Stylish Wren kitchen with quartz worktops
- Spacious and elegant double bedroom
- Box room with mezzanine double bed
- High-spec 3pc bathroom fitted in May 2022
- Boarded loft (above bathroom) for storage
- GCH system & combi boiler installed in 2021
- Smart Hive heating with electronic thermostats
- New double-glazed tilt and turn windows
- Low-maintenance communal garden
- Controlled permit parking (Zone N1)

Please note, there is a factor fee of £7.50 per month (payable to Myreside property management) for stair cleaning and light maintenance.



EPC Rating - C

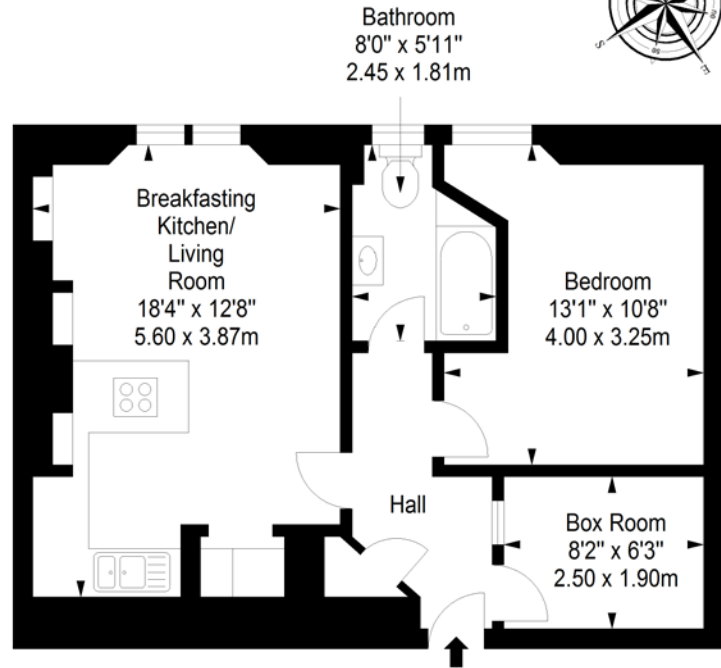
Home Report Value - £210,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, integrated Hillarys roller blinds, light fittings, integrated appliances (Zanussi induction hob, Zanussi self-cleaning oven, Candy washer/dryer, and fridge/freezer) and the box room storage closets to be included in the sale.

First Floor
Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 47.8 sq. metres (514.5 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.