



RALPH SAYER
SOLICITORS & ESTATE AGENTS



75 (Flat 3) , LOGIE GREEN ROAD

EDINBURGH, EH7 4HF



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CANONMILLS
EDINBURGH, EH7 4HF



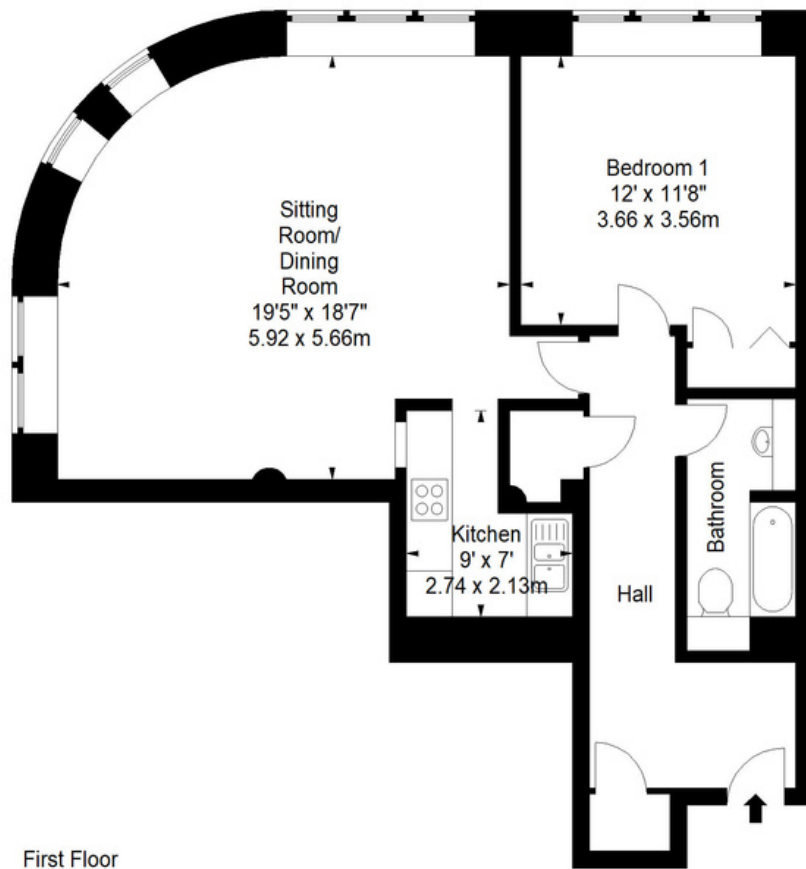
Forming part of an historic factory building – Watsons Printing Works – this spacious and stylish 1st floor apartment in Canonmills area has beautiful views over the water of Leith.

FLOORPLAN

Logie Green Road,
Edinburgh,
Midlothian, EH7 4HF



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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First Floor

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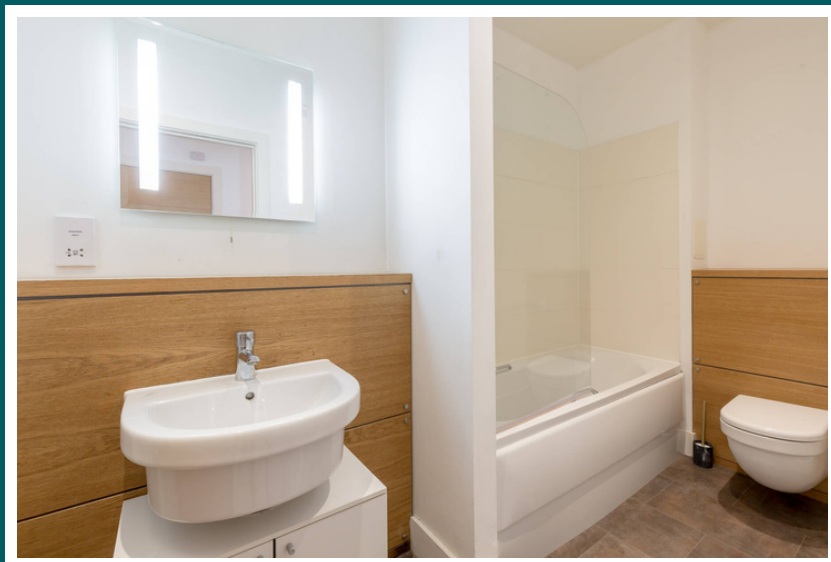


This apartment has to be seen to fully appreciate all it has to offer. The open plan living area really has the wow factor. There is a beautiful, curved wall with large windows flooding the room with light and views over the Water of Leith. There is ample room for both lounging and dining perfect for relaxing and entertaining. The kitchen has modern cabinets in great condition, with the extra benefit of having an integrated dishwasher.

The bedroom is a good sized double, with built in wardrobes and neutral coloured carpets and lovely views over the water. The bathroom is fitted with a modern suite providing shower over bath, w/c and wash basin. The hall feels spacious and bright with ample storage space.

This property further benefits from a private underground parking space, lift access, double glazed windows and gas central heating.

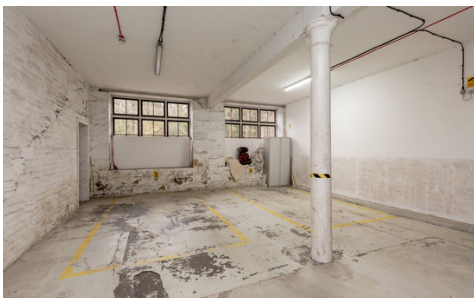






CANONMILLS

Canonmills is a historic and sought-after neighbourhood located in the heart of Edinburgh. Known for its charming Georgian architecture and tree-lined streets, Canonmills offers a peaceful and tranquil setting, while still being within easy reach of the city's bustling centre. Residents of Canonmills enjoy access to an array of local amenities, including independent shops, cafes, and restaurants. The area is also home to several parks and green spaces, such as the Edinburgh Botanic Garden and Inverleith Park, offering a perfect spot for a leisurely stroll or picnic. Canonmills is well-connected with excellent public transportation links, providing easy access to other parts of the city and beyond. The area is also home to a number of popular schools, making it an ideal location for families.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.