



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



# **75/5, LOGIE GREEN ROAD**

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**EDINBURGH, EH7 4HF**



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CANONMILLS  
EDINBURGH, EH7 4HF



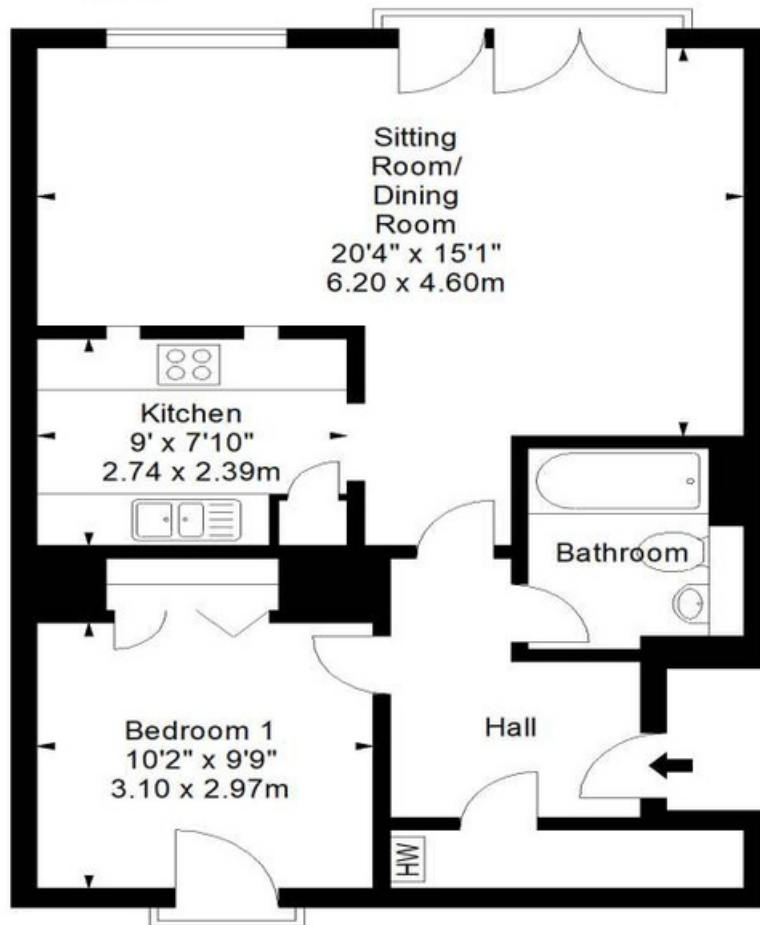
**M**odern one bedroom apartment forms part of the converted Printworks, completed by renowned developers AMA. The communal areas are maintained by a property factor and along with lift access there is a shared garden and secure underground car park, in Canonmills is one of the most desirable areas of Edinburgh.

# FLOORPLAN

Logie Green Road,  
Edinburgh,  
Midlothian, EH7 4HF



Approx. Gross Internal Area  
645 Sq Ft - 59.92 Sq M  
For identification only. Not to scale.  
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Second Floor

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**T**he accommodation includes; entrance hallway fitted with new carpets and a built in storage cupboard with newly installed boiler. The lounge and dining room is a most impressive room with a wealth of natural light due to the South West facing windows. With engineered white oak flooring the kitchen enjoys a semi open plan and is fitted with a range of high quality base and wall units, built in appliances including oven, hob, hood, fridge/freezer, dishwasher and washing machine. The double bedroom is of good size, benefits from built in wardrobes and neutral coloured carpet. The bathroom is fitted with a three piece white suite, with shower over the bath. Further benefits include; gas central heating and double glazing. Secure parking includes a large exclusive space. The shared garden, is mainly laid to lawn and the apartment also comes with a lockable storage unit.







# CANONMILLS

Canonmills is a sought after area with a wide range of independent shops, bars and restaurants and a Tesco supermarket conveniently located on Broughton Road. A short walk or bus links take you to the New Town, city centre or vibrant Broughton Street and Leith Walk. There are numerous leisure facilities close at hand including the Omni Centre which houses a Nuffield Gym and multi-screen cinema complex, while the Water of Leith Walkway and the open spaces of the Royal Botanic Gardens are within easy reach. King George V Park is also just across the road and links to the Edinburgh cycle network, while Waverley Station is also within walking distance from the property.



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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.