



**2/1 Munro Place, Canonmills,
Edinburgh, EH3 5LJ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

SPACIOUS

ONE BEDROOM, GROUND FLOOR FLAT



This one bedroom, ground floor flat has a lovely peaceful setting, in a cobbled cul de sac in the Canonmills district in Edinburgh, a stone's throw from the Water of Leith and close to excellent local amenities and transport links. Now in need of modernisation this property offers spacious accommodation, with period features and the potential to reconfigure the layout subject to the usual permissions. The accommodation consists of an entrance hall, an attractive dining lounge with cornicing, Press shelving and original wooden floors and door. There is a small kitchen with fitted units, a double bedroom with Press shelving, an alcove housing the hot water tank, a cupboard housing the shower and a window overlooking the rear garden. There is also a separate W.C. There is a communal garden to the rear of the property. This is an ideal flat for those looking to add their own stamp to a property.

- Communal stair
- Hall
- Dining lounge
- Kitchen
- Double bedroom with shower
- W.C.
- Sash and case windows
- Storage heating
- Period features
- Communal garden
- On-street parking





CANONMILLS

Canonmills is a fashionable and sought-after area of Edinburgh's city centre. Located adjacent to the iconic New Town, Stockbridge and the bustling east end, there is a range of impressive period buildings, crescents, cobbled streets and charming historic details. Vibrant Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst supermarket shopping is provided by a Tesco off Broughton Road. Numerous parks provide eclectic green spaces including King George V Park, Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot, whilst a bus service is available from Broughton Street and Broughton Road.



Extras

All curtains, light fittings, cooker, fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

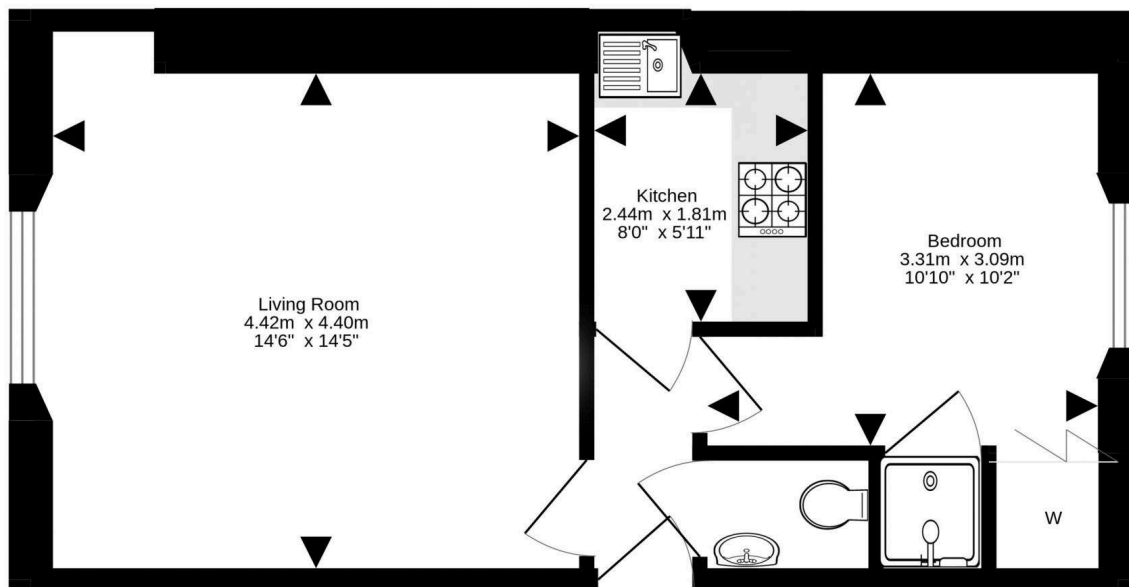
B

Home Report Valuation

£170,000

EPC Rating

D



TOTAL FLOOR AREA : 35.8 sq.m. (385 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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