

# 8 HUGHES CLOSE

Canonmills, Edinburgh, EH7 4FU

BEAUTIFULLY PRESENTED

*main-door triplex*







  
8 HUGHES  
CLOSE



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**PROPERTY NAME**

8 Hughes Close

**LOCATION**

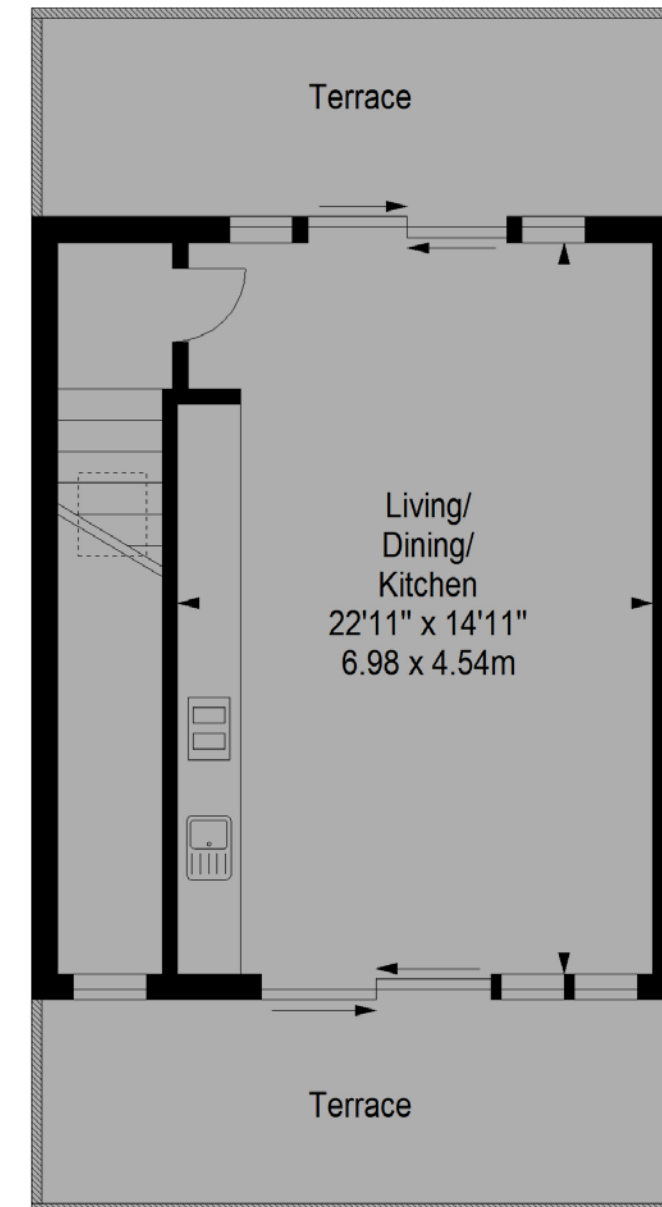
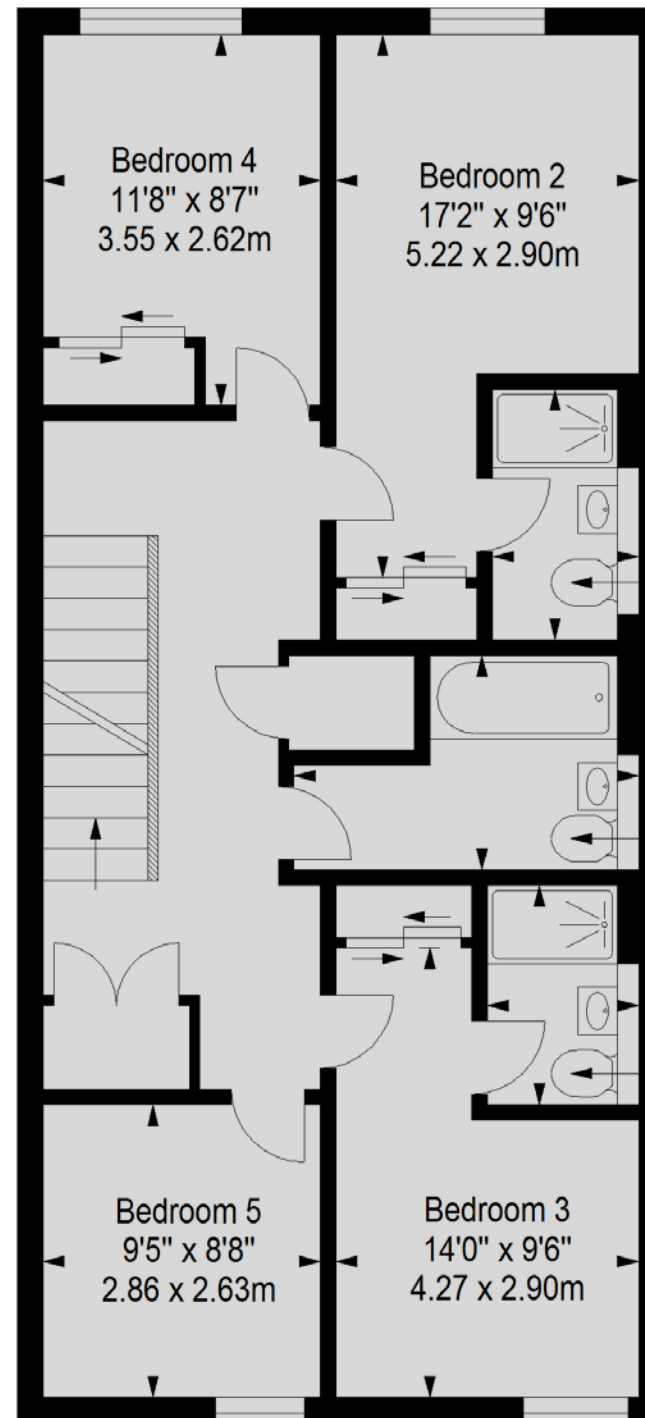
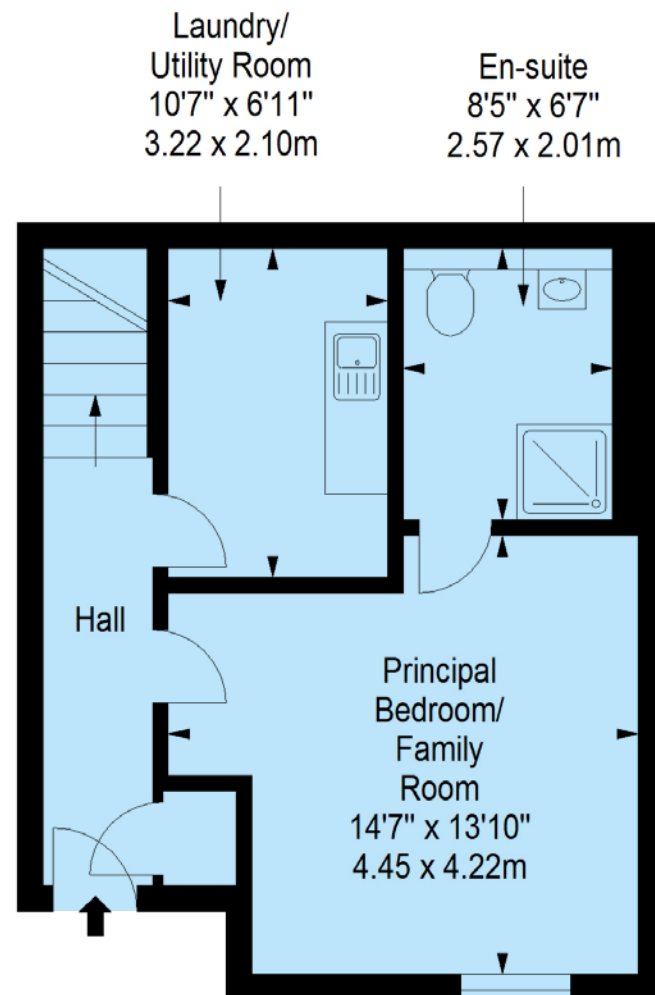
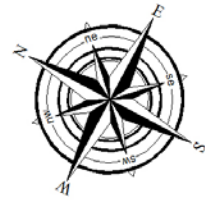
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**APPROXIMATE TOTAL AREA:**

151.5 sq. metres (1630.8 sq. feet)

● FIRST-FLOOR ● SECOND-FLOOR ● THIRD-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.





# BEAUTIFULLY PRESENTED MAIN-DOOR TRIPLEX APARTMENT



Representing an ideal family home in an excellent location, this five-bedroom, four-bathroom main-door triplex apartment is arranged over three floors of an attractive, contemporary development in desirable Canonmills. Presented with immaculate, contemporary interiors, the home's flexible accommodation and location are sure to appeal to a wealth of buyers. Excellent amenities are within easy reach of the property, including the Royal Botanic Garden and Inverleith Park, a selection of shops, schools, cafés, coffee shops, restaurants, and bars, and transport links, whilst the heart of the capital is just over a mile away.

## GENERAL FEATURES

Main-door triplex apartment in Canonmills  
Beautifully presented, contemporary interiors  
Spacious and flexible accommodation  
EPC Rating - B | Council Tax band - G

## ACCOMMODATION FEATURES

Welcoming entrance hall with built-in storage  
Open-plan kitchen, living and dining room with two terraces  
Separate utility/laundry room  
Principal bedroom/family room with en-suite shower room  
Two further bedrooms with built-in wardrobes and en-suite shower rooms  
Two additional, flexible bedrooms  
Stylish family bathroom with shower-over-bath

## EXTERIOR FEATURES

Access to beautifully landscaped shared gardens  
Allocated parking space in an underground car park, with an EV charger



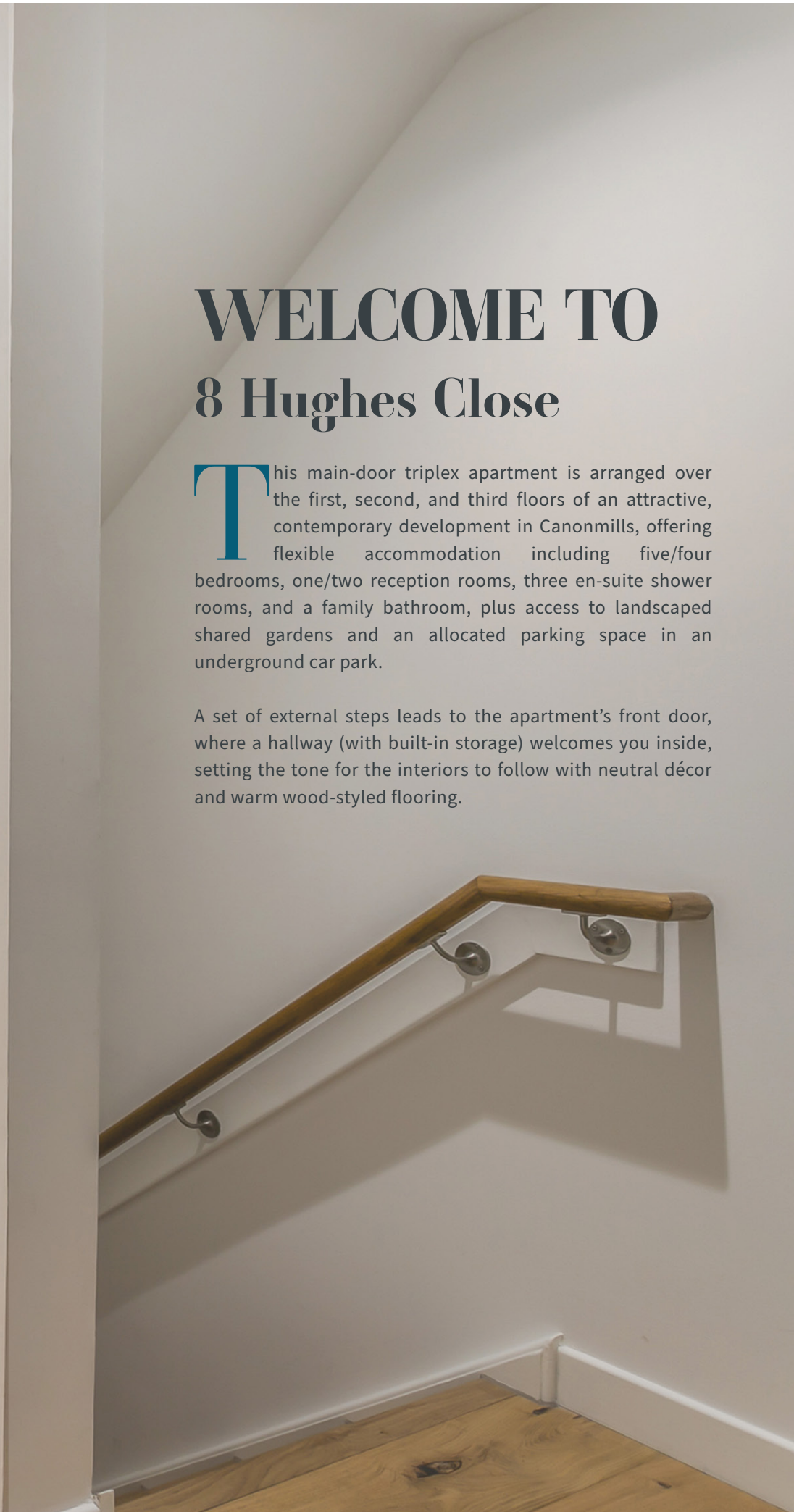




## WELCOME TO 8 Hughes Close

**T**his main-door triplex apartment is arranged over the first, second, and third floors of an attractive, contemporary development in Canonmills, offering flexible accommodation including five/four bedrooms, one/two reception rooms, three en-suite shower rooms, and a family bathroom, plus access to landscaped shared gardens and an allocated parking space in an underground car park.

A set of external steps leads to the apartment's front door, where a hallway (with built-in storage) welcomes you inside, setting the tone for the interiors to follow with neutral décor and warm wood-styled flooring.









# SPACIOUS & FLEXIBLE LIVING AREAS

for family life & entertaining

The open-plan kitchen, living, and dining room is the main reception room and is located on the third floor, illuminated by generous dual-aspect glazing, including wide patio doors affording access to two fabulous, spacious terraces offering ideal outdoor spaces for dining furniture – perfect for enjoying an alfresco meal during the warmer months. The room spans a spacious footprint which allows for various configurations of furniture catering for both relaxation and dining, and it enjoys the same neutral décor and wood-styled flooring as the entrance hall. The home's principal bedroom, which is supplemented by an en-suite shower room, is currently being utilised as a family room, highlighting the home's versatility and options for use.







## Beautifully appointed CONTEMPORARY COOKING ZONE

The kitchen is neatly fitted to one wall and comprises contemporary grey-toned cabinetry, gleaming Silestone worktops, and splashback panels. A spacious utility/laundry room on the first floor supplements the kitchen, offering additional cabinetry and workspace, as well as space for laundry appliances.











## THE BEDROOMS

Tranquil sleeping areas for a peaceful night's rest

As well as the principal bedroom with an en-suite shower room on the first floor, the property benefits from four additional bedrooms on the second floor. Three of the bedrooms accommodate built-in wardrobes and two of those boast their own en-suite shower rooms. The remaining bedroom offers potential to be utilised as a home office, ideal for those requiring a quiet space to work or study from home.







## FOUR WELL-APPOINTED WASHROOMS



en-suite shower rooms are all beautifully styled with chic grey wall and floor tiling and quality fixtures and fittings, with good-sized shower enclosures, basins set into vanity storage units, and WCs. The separate family bathroom completes the accommodation on offer and is fully tiled with earthy-toned tiles and comes complete with a bath with an overhead shower and a glazed screen, a vanity unit with a basin inset, and a hidden-cistern WC.





# SHARED GARDENS



## A landscaped outdoor space and allocated parking

Externally, the development is set within beautifully landscaped shared garden grounds with neatly lawned areas, paved and gravelled sections, and raised planters. The home comes with its own allocated parking space in an underground car park, as well as an EV charger.

Extras: Integrated kitchen appliances comprising an oven, a combination microwave, an induction hob, an extractor hood, a fridge / freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



# CANONMILLS

On the edge of the New Town just a short stroll from the centre of the capital, lies desirable Canonmills

Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills

is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.







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