










Offers Over  
**£270,000**

## 7/1 Powderhall Rigg

Canonmills | Edinburgh | EH7 4GG

This impressive ground floor apartment forms part of a highly desirable modern development situated a short distance from the city centre, in the popular district of Canonmills. The property is bound to appeal to the professionals or rental investors with benefits including immaculately kept communal grounds, resident's parking, gas central heating, and double glazing.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The beautiful home in brief, comprises; secure entry system, welcoming hallway with useful storage cupboards, bright and spacious reception room with access to private balcony, modern fitted kitchen with integrated appliances and dining area, generously proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes, and contemporary bathroom with three-piece suite and shower over bath. Further benefits includes gas central heating and double glazing. There is no onwards chain for the sale of this property.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated appliances in the kitchen. All the furniture can also be included in the sale.

## Gardens & Parking

There are beautifully kept communal garden grounds surrounding the development together with a children's play park. Ample residents parking is available with two permits allocated per apartment.

## Factor

The building and grounds are maintained by Charles White Factors at a cost of approximately £125 per month, reviewed annually. This includes cleaning of communal areas, lift maintenance and building insurance, building repairs and maintenance and landscaping of the communal grounds.

## Viewing

By appointment through Neilsons 0131 625 2222.





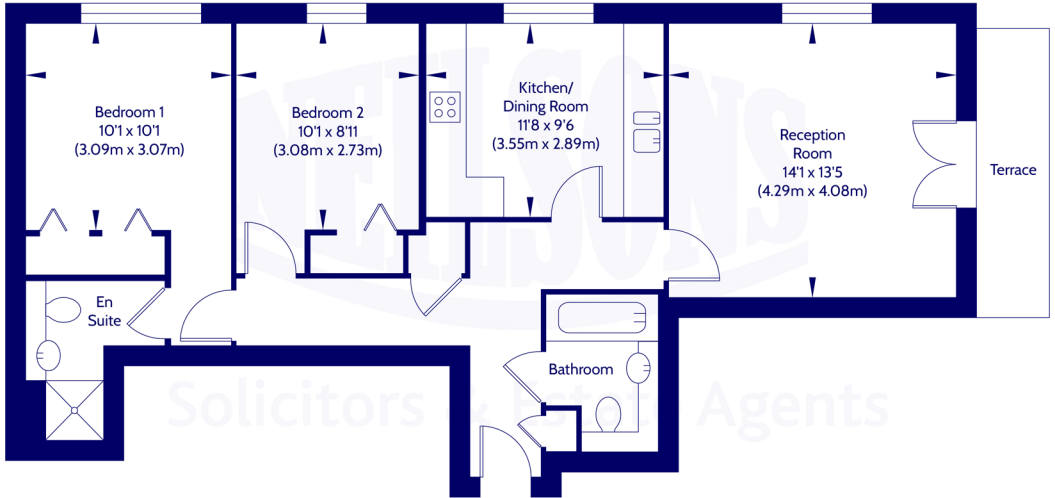
## Location

The property is situated within a popular residential district of Edinburgh with a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets. There are frequent public transport links to the city centre and surrounding areas. Local leisure and recreational facilities include St. Mark's Park, the Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close at hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 69.95 Sq M / 753 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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