



Solicitors & Estate Agents










Offers Over
£175,000

47 Logie Green Road

Cannonmills | Edinburgh | EH7 4HB

Neilsons are delighted to offer to market this lovely one bedroom main door flat pleasantly situated in superb location within walking distance of the city centre and fantastic local amenities. The property offers an excellent opportunity for the first-time purchaser, professional or downsizer. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a useful storage cupboard, bright and airy reception room with a dining recess, fully-fitted kitchen with integrated white goods, tiling in splash areas and ample base and wall-mounted cupboard storage, generously sized double bedroom with a front-facing aspect, fitted wardrobes, and a partially-paneled shower room with a corner cubicle, and a partially-tiled separate W/C.

Further benefits include gas central heating (boiler installed 2020) and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a sizeable and wellmaintained communal garden for residents to enjoy and for the car owner, permit/metered parking is available on Logie Green Road as well as surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





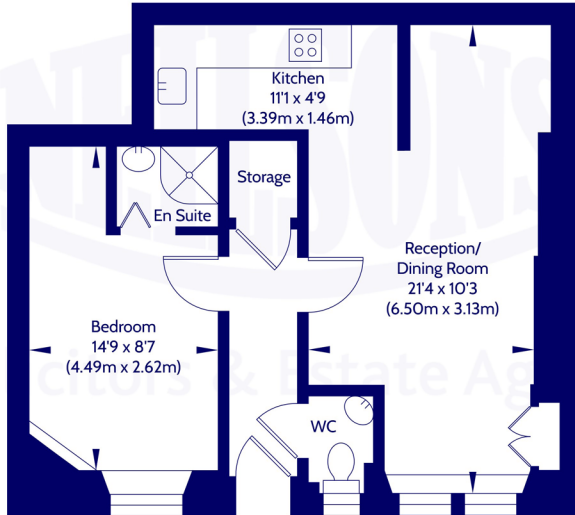
Location

Logie Green Road enjoys a quiet setting in the fashionable Canonmills district of the city, located on the edge of Edinburgh's historic New Town. The property is well positioned for access to many local amenities including a Tesco and Lidl supermarket and a good selection of popular coffee shops, bars and restaurants. The vibrant Stockbridge district is within comfortable walking distance and provides an extensive choice of retailers, restaurants and bistros together with a wide range of services. There is an excellent choice of delightful green spaces to enjoy nearby including the spectacular Royal Botanic Gardens, Water of Leith Walkway and Inverleith Park. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city, with Waverley Train Station located approximately one mile away.



Approx. Gross Internal Floor Area 42.3 Sq M / 455 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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