



COULTERS<sup>©</sup>

# 4B CANON STREET

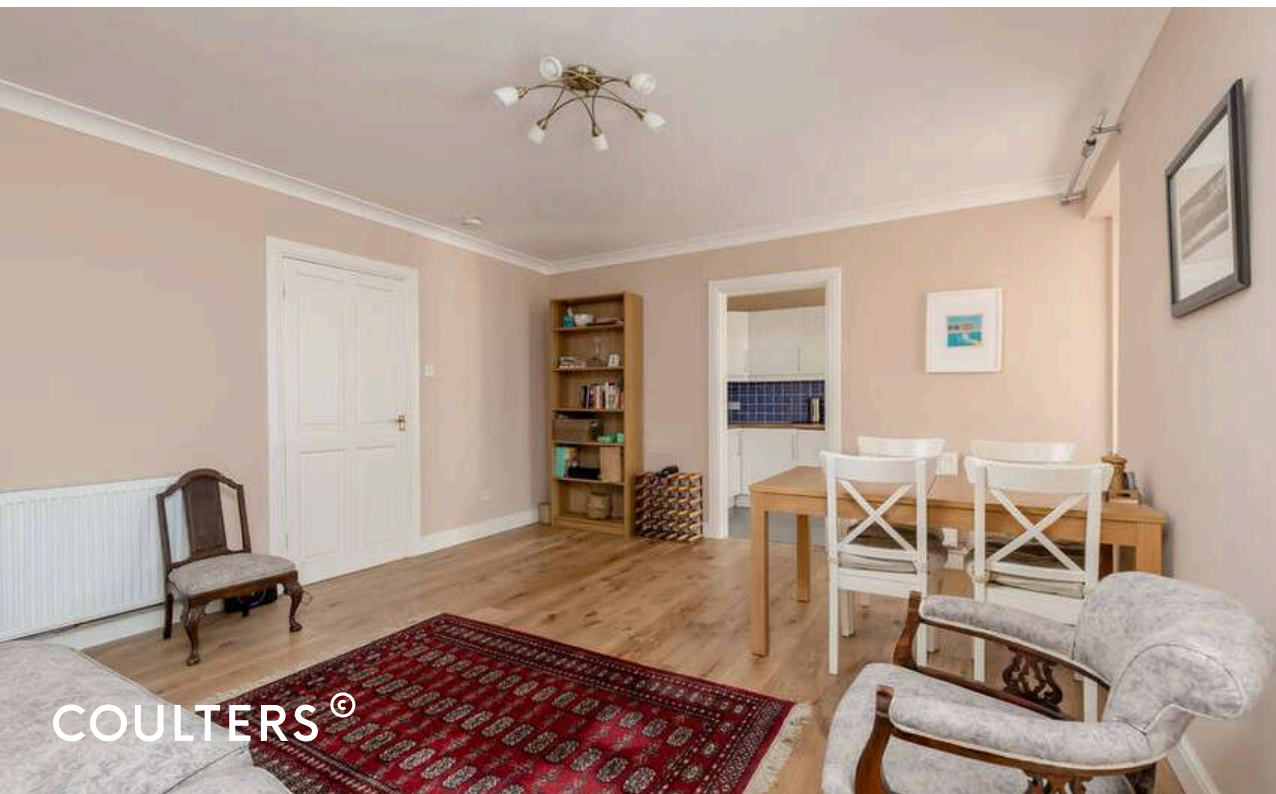
CANONMILLS, EDINBURGH, EH3 5HE

 2 BED

 1 BATH

 1 PUBLIC





## TAKE A LOOK INSIDE

4B Canon Street is an immaculately presented lower ground flat, forming part of a traditional tenement building, situated in the popular area of Canonmills.

The home has been lovingly enhanced by the current owners since 2021, including the addition of five beautiful timber frame sash and case double glazed windows, new flooring and a sleek, stylish shower room. To the rear of the property is an extremely engaging west facing shared garden (with a patio area).

## KEY FEATURES



Extremely attractive lower ground flat.



Two double bedrooms overlooking the rear garden.



Well maintained shared gardens.



Resident's permit holder parking.



Located in the popular area of Canonmills.



Close to King George V Park, the Water of Leith walkway, Inverleith Park and the Botanic Gardens.





Entered by way of the communal stair, or at lower ground level, this charming flat is tucked away and offers attractive, well maintained accommodation. The spacious hall (with storage cupboard) leads to a delightful double fronted sitting room, with plenty of space for both a seating and dining area. Adjacent is a modern white kitchen with wall and base mounted cabinetry which incorporates an electric hob, oven, fridge/freezer, extractor hood and washer/drier. There are two good sized two double bedrooms overlooking the rear garden. The stunning, modern shower room with a luxurious walk in rainfall shower, WC and wash hand basin completes the accommodation. Heating and hot water is provided by a gas combi boiler. Resident's permit holder parking is available in the surrounding area.







## THE LOCAL AREA

Canonmills is a vibrant area situated just to the north of Edinburgh's city centre, close to the majestic Royal Botanic Garden and the beautiful Water of Leith.

It is a popular location for young professionals and students due to its proximity to the city centre and the St James Quarter. The area, and neighbouring Broughton Street and Stockbridge, feature a range of trendy cafes, restaurants and independent shops. For larger shopping requirements, Canonmills also has a Tesco and Lidl.



Although highly accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station and the tram link to Edinburgh International Airport.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



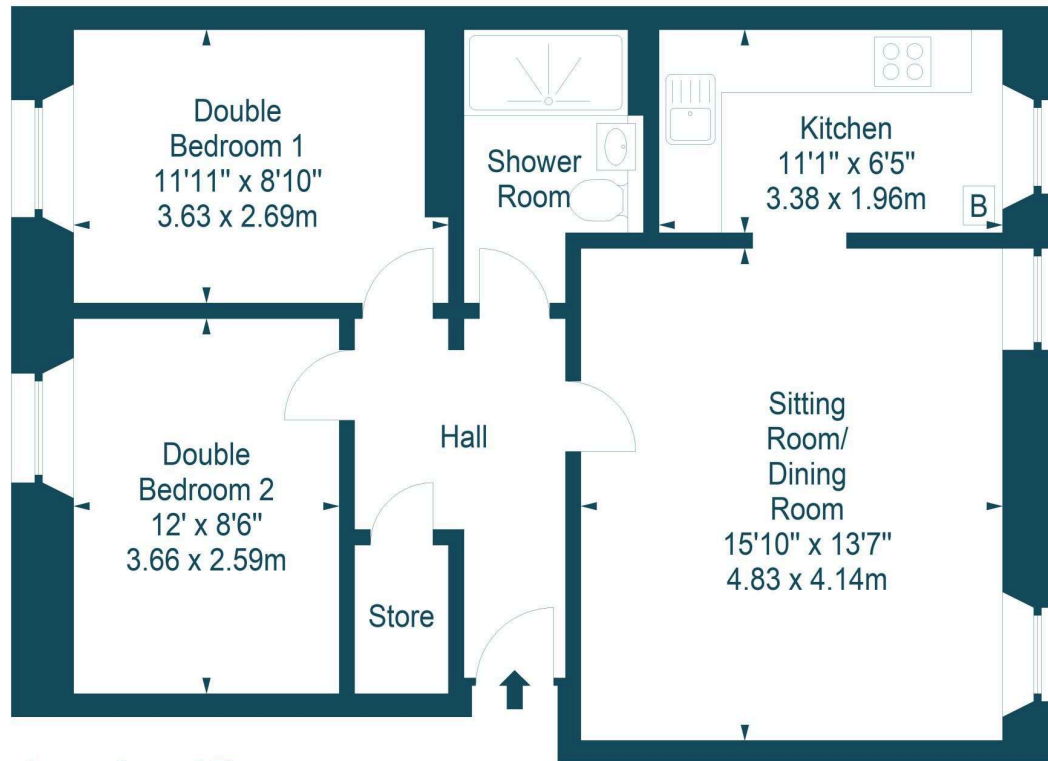




Canon Street,  
Edinburgh,  
Midlothian, EH3 5HE



Approx. Gross Internal Area  
650 Sq Ft - 60.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Lower Ground Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.