

CANONMILLS

37/6 LOGIE GREEN ROAD
EH7 4EY



EPC RATING: C

OFFERS OVER £175,000



WELL PRESENTED, SPACIOUS ONE BED FIRST FLOOR FLAT IN CLOSE PROXIMITY TO THE CITY CENTRE

Located in Canonmills, a short bus ride or easy walk into the city centre with its wide array of shopping, entertainment & leisure facilities, this superb property would make a perfect home for first time buyers or investors. The flat has a contemporary updated bathroom & modern kitchen, with spacious living accommodation and excellent storage. The building is well maintained having undergone a large roof repair in 2018 and there is a lovely west facing communal rear garden. There is great local shopping and access to beautiful parks.

VIEWING

Sun 2-4pm or pls call 0131 446850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Bright open lounge with feature fireplace & storage cupboard and dining recess making it ideal for entertaining
- Partially open plan kitchen with good range of light wood units & appliances
- Large bedroom with wide range of fitted wardrobes
- Recently updated shower room with walk in shower, vanity sink unit, wc & heated towel rail
- Gas central heating from combi boiler updated in 2015
- Double glazed windows
- West facing communal rear garden with large lawn
- Arrangements in place for communal repairs
- Residents' permit parking in the street

AREA

Logie Green Road enjoys a quiet setting in the fashionable area of Canonmills, next to Broughton, on the edge of Edinburgh's historic New Town. The property is well positioned for access to many local amenities including Tesco & Lidl supermarkets and a good selection of popular coffee shops, bars & restaurants. The vibrant district of Stockbridge is within an easy walk and provides an extensive range of retailers, coffee shops, bars & restaurants, together with a wide range of services. The city centre is also an comfortable walk or short bus ride away. There is a wonderful choice of delightful green spaces to enjoy nearby including the spectacular Royal Botanic Gardens, the Water of Leith Walkway and Inverleith Park. There are numerous bus services

taking you into the city centre and Waverley train station, and all the major road networks are also easily accessible.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, undercounter fridge, washing machine and wall mounted TV in the bedroom are included in the sale. Furniture available by separate negotiation.

HOME REPORT VALUATION

£185,000

Lounge/dining room	20'3 x 10'8 (6.17 x 3.25m)
Kitchen	6'11 x 4'11 (2.11 x 1.50m)
Bedroom 1	14'11 x 10'8 (4.55 x 3.25m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Logie Green Road,
 Edinburgh,
 Midlothian, EH7 4EY



Approx. Gross Internal Area
 487 Sq Ft - 45.24 Sq M
 For identification only. Not to scale.
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