



10/10 Powderhall Rigg

Canonmills, EDINBURGH, EH7 4GG



VMH ESTATE AGENTS



Impressive, spacious 2 bedroom third floor apartment with balcony, lovely outlook & residents' parking

- Bright & well proportioned sitting room
- Kitchen/dining room with balcony
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom
- Desirable location close to City Centre
- Open outlook over St Marks Park
- Lovely shared grounds & lift access
- Residents' parking
- Gas central heating & double glazing



Offers Over: £305,000

EPC Rating: B

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the sought after residential area of Canonmills, this superb 2 bedroom third floor apartment forms part of an impressive modern development. The property has delightful views over the Water of Leith and St Marks Park both of which can be directly accessed over a bridge from the lovely shared grounds within the development. Local amenities are within easy walking distance and the City Centre is also within easy reach.

The interior is bright and generously proportioned throughout and offers well laid out, stylish accommodation with excellent storage. There is lift access, a secure entryphone system and a waste disposal chute on the third floor shared landing.

Extras

All fitted floor coverings, light fittings, blinds, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price. The sofa in the sitting room is also included in the price.







Location

Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and St James Quarter. It offers all the convenience of city centre living combined with the benefit of good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street. Excellent shopping facilities can be found at Multrees walk and leisure facilities at the Omni include a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path are also within close proximity. There are excellent bus services to the city centre, and the tram terminus at York Place, Waverley rail station and St Andrews Square bus station are also within easy reach.

Management

The development is factored and maintained by Charles White for an approximate monthly fee of £173.00 which includes building insurance.

Floor Plan

**Powderhall Rigg,
Edinburgh,
Midlothian, EH7 4GG**



Approx. Gross Internal Area
1043 Sq Ft - 96.89 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.