



15/16 HUGHES CLOSE

Canonmills, Edinburgh, EH7 4FZ



1

Public Room



2

Bedrooms



2

Bathrooms



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This third-floor city apartment is a stylish two-bedroom residence that enjoys on-trend decoration and high-quality finishings. It features a large open-plan reception area and extends out onto a private balcony which affords lovely views over the manicured communal garden. The southwest-facing home further benefits from excellent storage to keep the interiors tidy, as well as a premium kitchen, and a high-end bathroom and en-suite shower room. It also offers on-street permitted parking.

Part of the prestigious Canonmills Gardens development, the property has a sought-after location in the capital, set by the Water of Leith in Canonmills. It is within easy reach of both Stockbridge and Leith, placing a wide range of award-winning restaurants and fashionable cafes and bars at your disposal. Schools and transport links are a short stroll away too, and the heart of the city centre can be easily reached on foot as well. It is a fantastic location that will have huge appeal amongst professionals, couples, first-time buyers, and young families alike.





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EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A modern third-floor apartment
- Part of a sought-after development
- Highly desirable location in Canonmills
- Attractive neutral interior décor
- Secure entry system and lift access
- Hall with built-in cupboard and store
- Open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Private balcony with southwest-facing aspect
- Two double bedrooms with built-in wardrobes
- 3pc contemporary en-suite shower room
- 3pc family bathroom with overhead shower
- Well-maintained communal garden
- On-street permitted parking







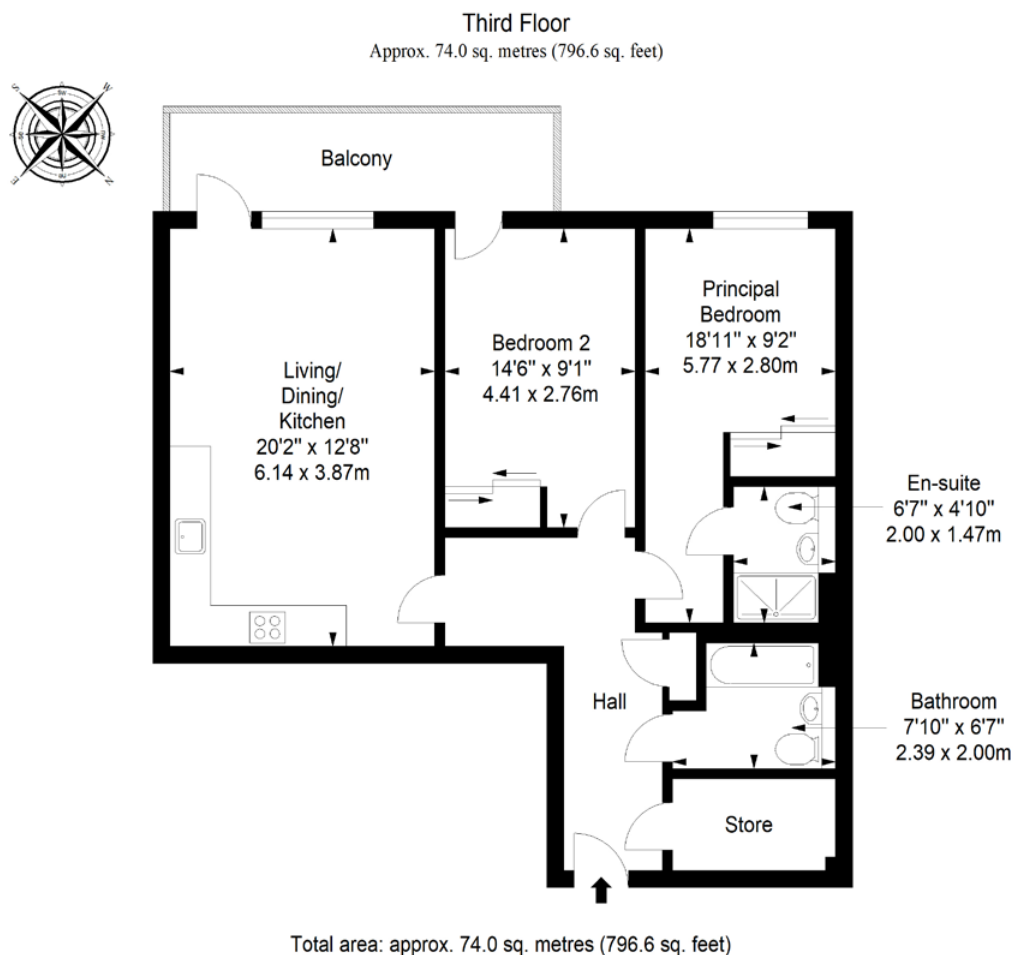
Extras: Integrated kitchen appliances (ceramic hob, slimline extractor hood, raised double oven, fridge/freezer, and dishwasher) will be included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: There is a factoring agreement in place with Redpath Bruce. The monthly charge is around £195.



CANONMILLS, EDINBURGH

On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.



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