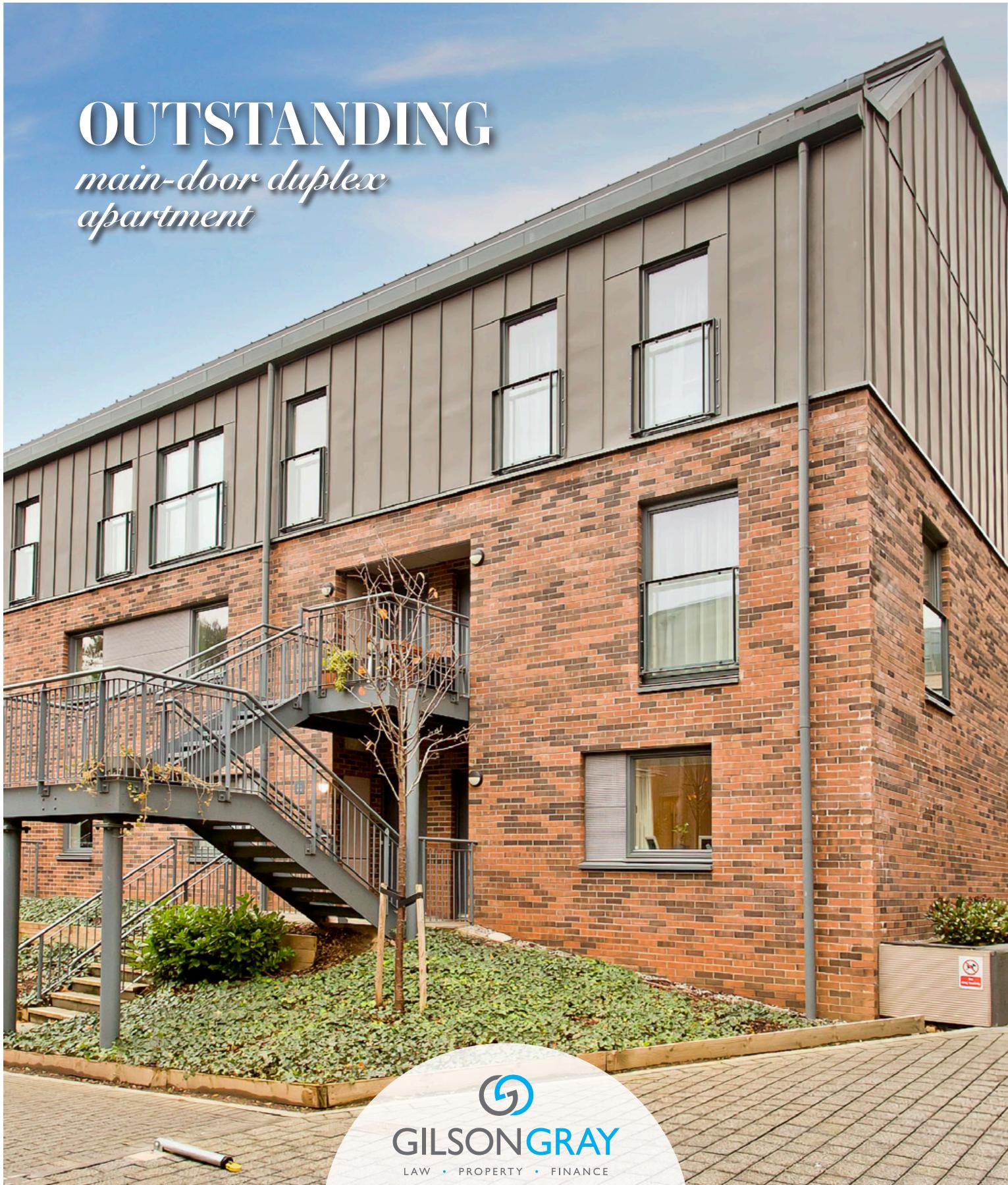


# 10 HUGHES CLOSE

Canonmills, Edinburgh, EH7 4FU

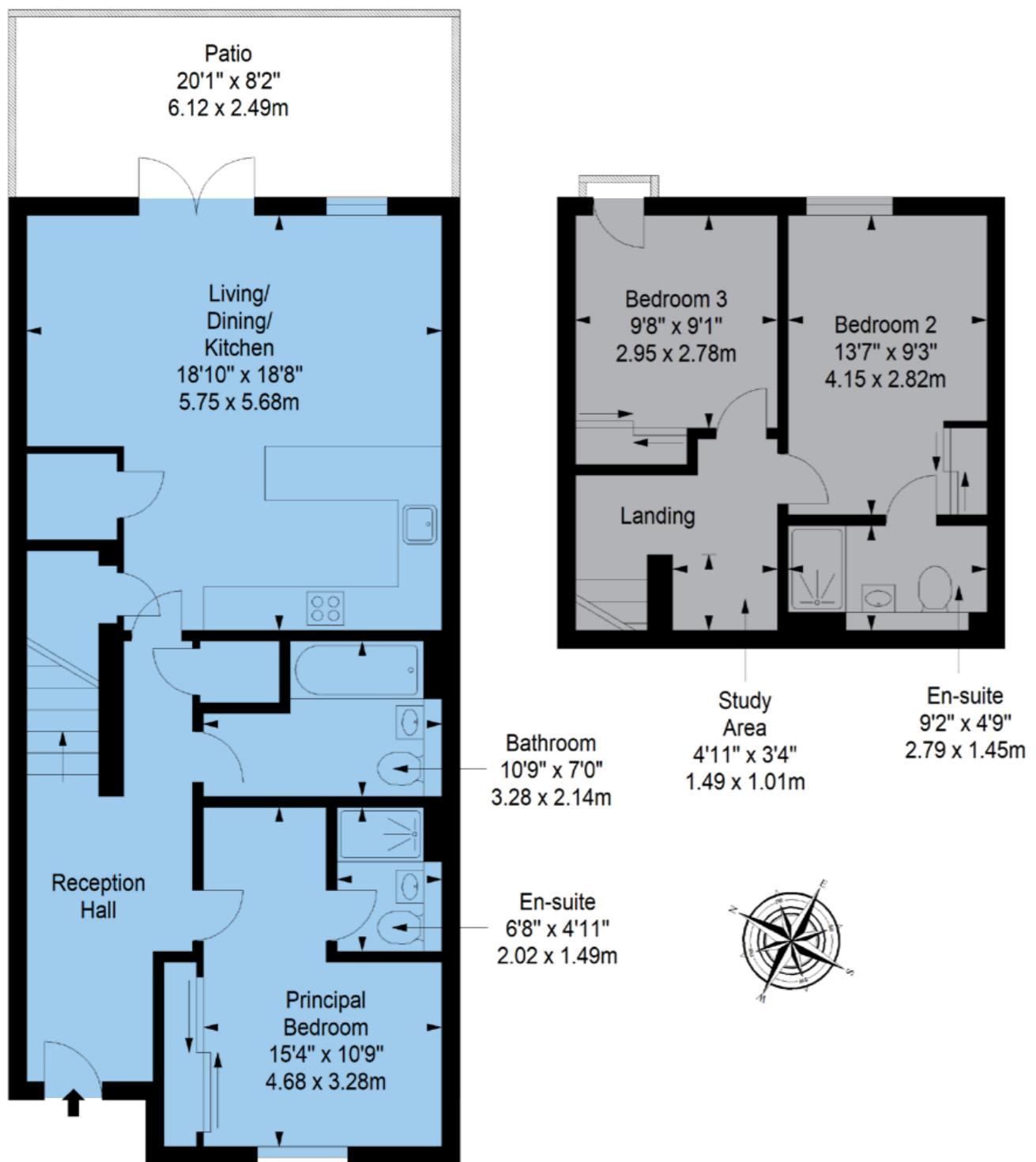
**OUTSTANDING**  
*main-door duplex  
apartment*



<b>PROPERTY NAME</b> 10 Hughes Close	<b>LOCATION</b> Canonmills, EH7 4FU	<b>APPROXIMATE TOTAL AREA:</b> 105.3 sq. metres (1133.5 sq. feet)
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**GROUND-FLOOR**   **FIRST-FLOOR**

The floorplan is for illustrative purposes.  
All sizes are approximate.



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# Welcome to 10 HUGHES CLOSE

This three-bedroom main-door duplex apartment is an exceptional city residence, finished to impeccable standards. It features on-trend neutral interiors and high-spec finishings throughout, which includes a stylish kitchen with a breakfast bar, two en-suites, and a family bathroom. The home is organised around a sociable open-plan reception area, and it is supported by excellent built-in storage. It also has a private patio, access to a communal garden, and secure underground parking. Set by the Water of Leith, the property also benefits from a highly desirable location in Canonmills, offering a peaceful ambience just a brisk walk from the heart of the city centre.



# BY THE WATER OF LEITH

## in prestigious Canonmills



Welcome to an outstanding three-bedroom main-door duplex apartment which occupies the ground and first floors of a contemporary building, set within a highly sought-after development in Edinburgh's prestigious Canonmills area.

## GENERAL FEATURES

An outstanding main-door duplex apartment  
Occupies the ground and first floors  
Part of a sought-after contemporary development  
By the Water of Leith in prestigious Canonmills  
High-end neutral interiors and high-spec finishings  
EPC Rating - C | Council Tax band - F

## ACCOMMODATION FEATURES

Welcoming reception hall with built-in storage  
Open-plan kitchen/living/dining room with:  
Glazed doors extending out to private patio  
Breakfasting kitchen with Silestone worktops  
Two double bedrooms with built-in wardrobes  
One versatile bedroom with built-in wardrobe  
Neat study area on the first-floor landing  
Two contemporary en-suite shower rooms  
High-end family bathroom with overhead shower

## EXTERIOR FEATURES

Low-maintenance private patio that is enclosed  
Professionally landscaped communal garden  
Designated parking space in secure underground carpark

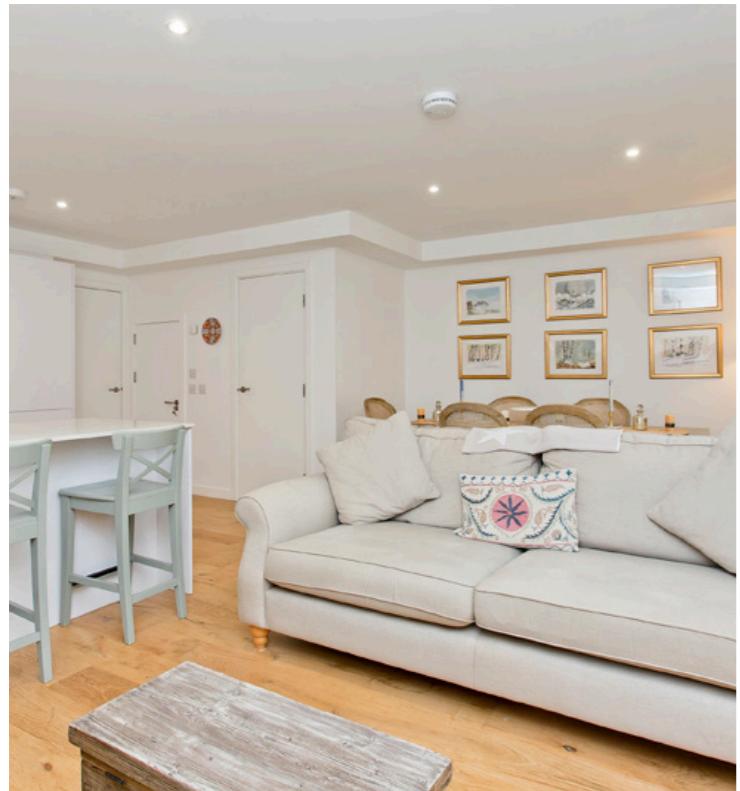
# AN OUTSTANDING

city home



The home's private front door opens with a wonderful invitation into a reception hall that immediately establishes the property's high-end credentials. It has built-in storage and is beautifully decorated in an elegant tone and with hardwood flooring.

# RECEPTION ROOMS



## Sociable open-plan living

Spanning the entire width of the property, the open-plan kitchen, living and dining room is a large reception area that continues the hall's attractive decoration and hardwood floor. It ensures an inviting environment – one that is easy to style and personalise. There is plenty of room here for both lounge and dining furniture, and glazed doors extend the space out onto a private patio for summer entertaining. Contemporary and stylish, it is also practical with two built-in cupboards for on-hand storage.

**"...glazed doors extend the space out onto a private patio for summer entertaining."**

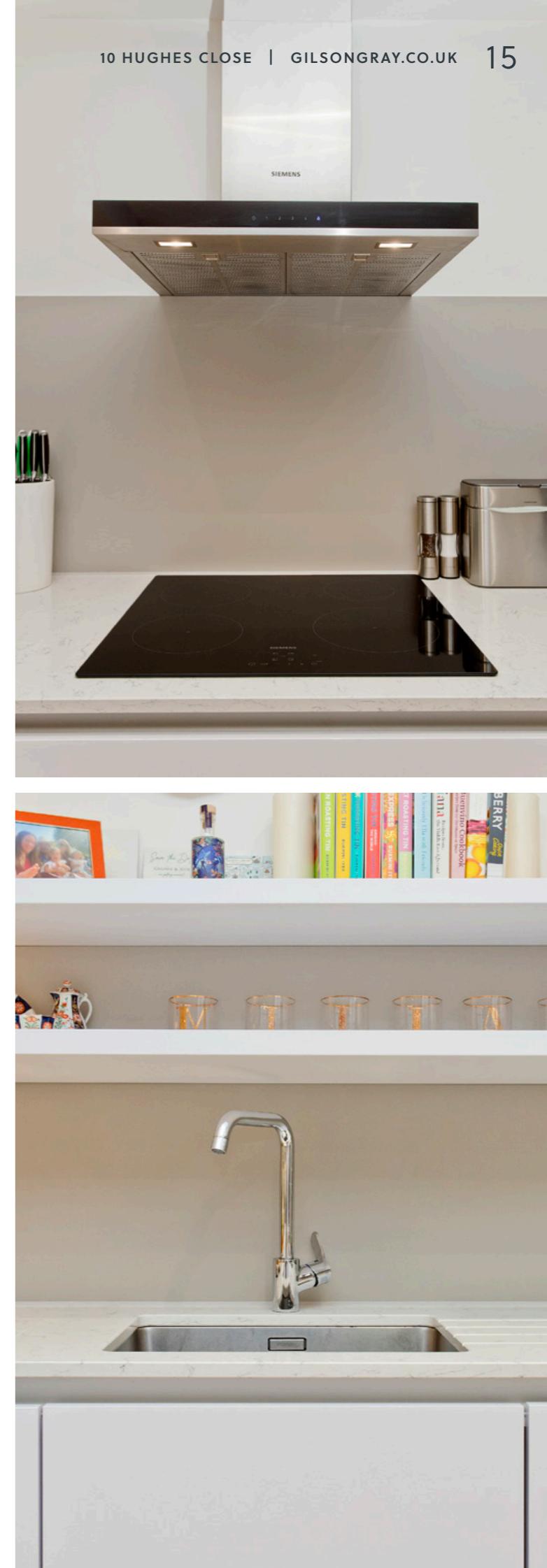




# BREAKFASTING KITCHEN

## with luxury worktops

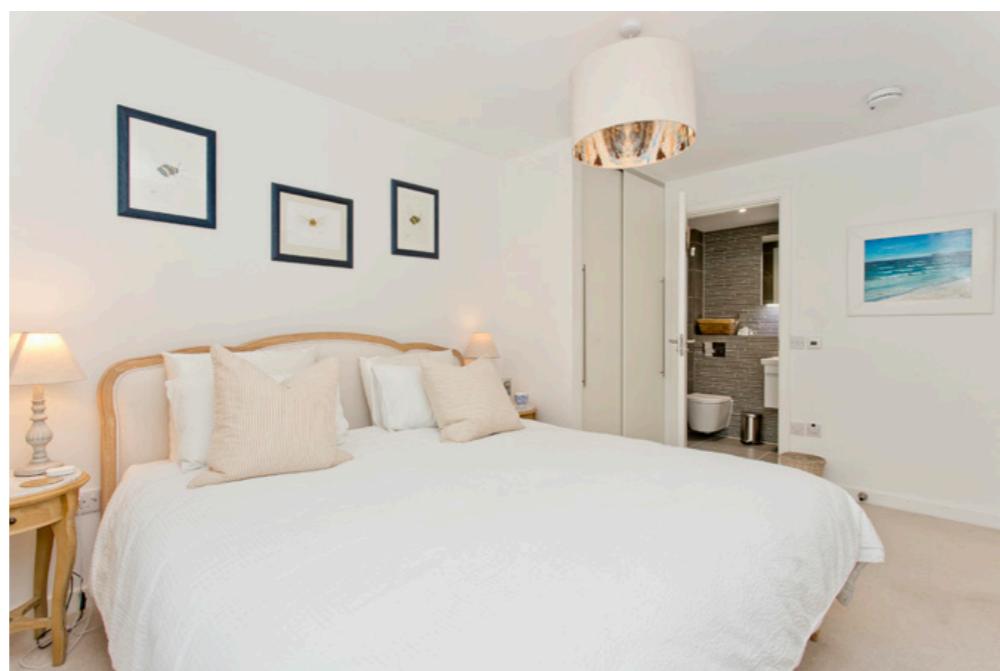
Finished in crisp neutral tones, the kitchen complements the style of the open-plan reception area, bringing further sophistication to the aesthetic. It features a generous range of cabinets and deluxe Silestone worktops with a return that doubles as a four-person breakfast bar – great for casual meals and socialising when cooking. Easy-clean splashbacks frame the look, whilst integrated appliances by Siemens ensure smooth lines and a seamless finish.



# FOUR-PERSON BREAKFAST BAR

great for casual meals and socialising





The three bedrooms maintain the beautiful neutral styling of the living area and hall, elevating a light and airy ambience whilst creating a serene environment for a peaceful night's rest. All three have soft carpets and the practicality of built-in wardrobes too, ensuring plentiful clothes storage. The principal and second bedrooms are both spacious doubles that benefit from their own en-suite shower room for added luxury. The third bedroom provides the homeowners with a versatile space that can be used to suit your needs. It has a glazed door to a Juliet balcony as well, adding to its charm.



# ELEGANT BEDROOMS

with practical storage

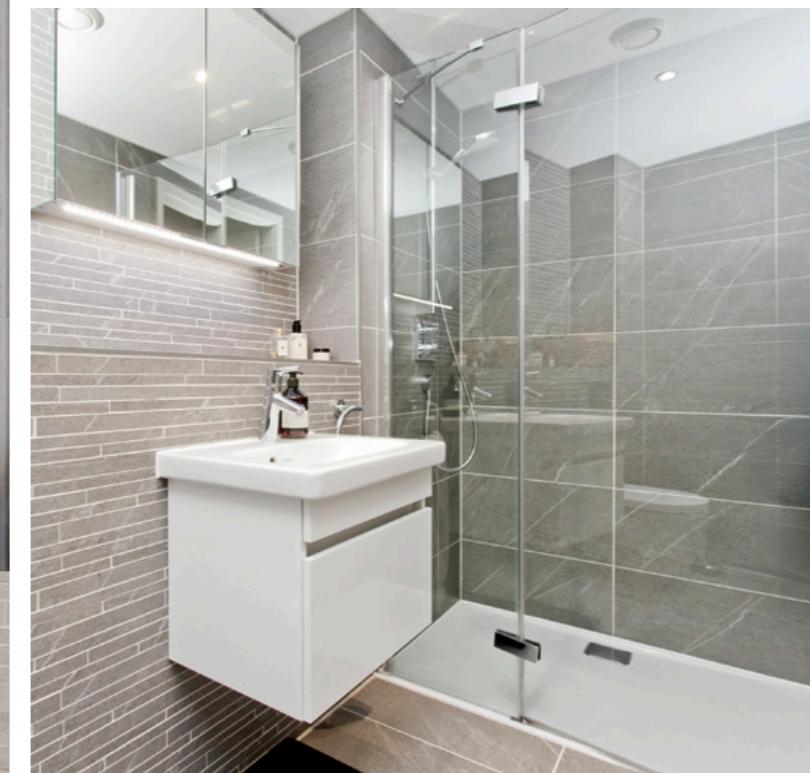


In addition, the home has a neat study area on the first-floor landing (leading to bedrooms two and three) which provides an excellent space for working from home.





# THE BATHROOMS



Contemporary style and high-specification finishes

The two en-suite shower rooms and the ground-floor family bathroom echo one another in their contemporary style and high standards. They are finished with premium tile work and each are equipped with a hidden-cistern toilet and a storage-set washbasin set below an illuminated mirrored unit. The en-suites also feature a double walk-in shower enclosure, whereas the bathroom has a relaxing bath with an overhead shower.



# GARDEN & PARKING

## A space to relax in the sun

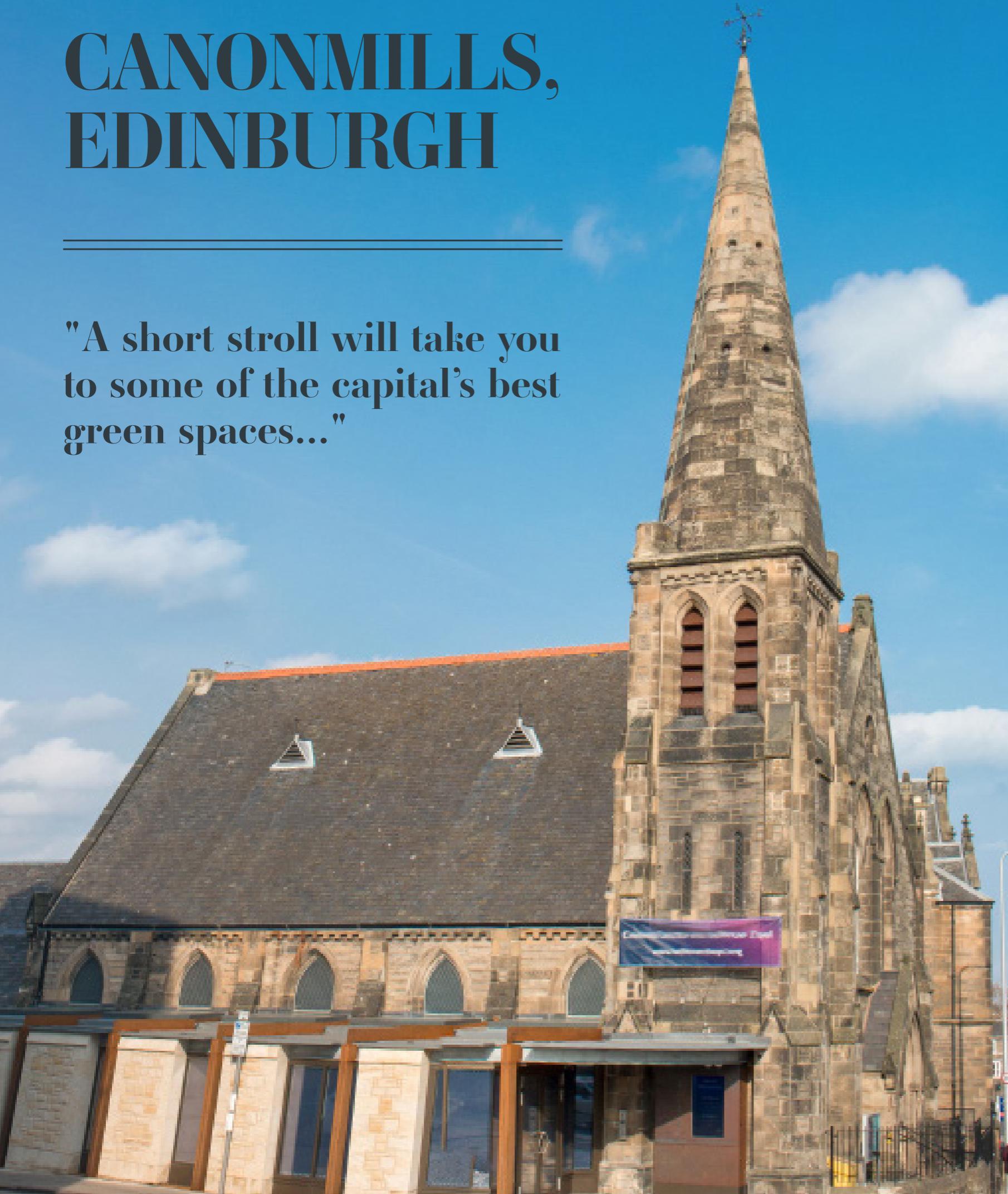
Externally, the home's private rear patio is a lovely, easy-upkeep space that is designed for relaxing and dining in the sun. It is enclosed by a low wall and opens out into the development's large communal garden which is professionally landscaped and arranged around a generous lawn. The home also has a designated parking space in a secure underground carpark which has potential for an EV charger if required.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated Siemens appliances (induction hob, slimline extractor, raised oven, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# CANONMILLS, EDINBURGH

**"A short stroll will take you to some of the capital's best green spaces..."**



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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