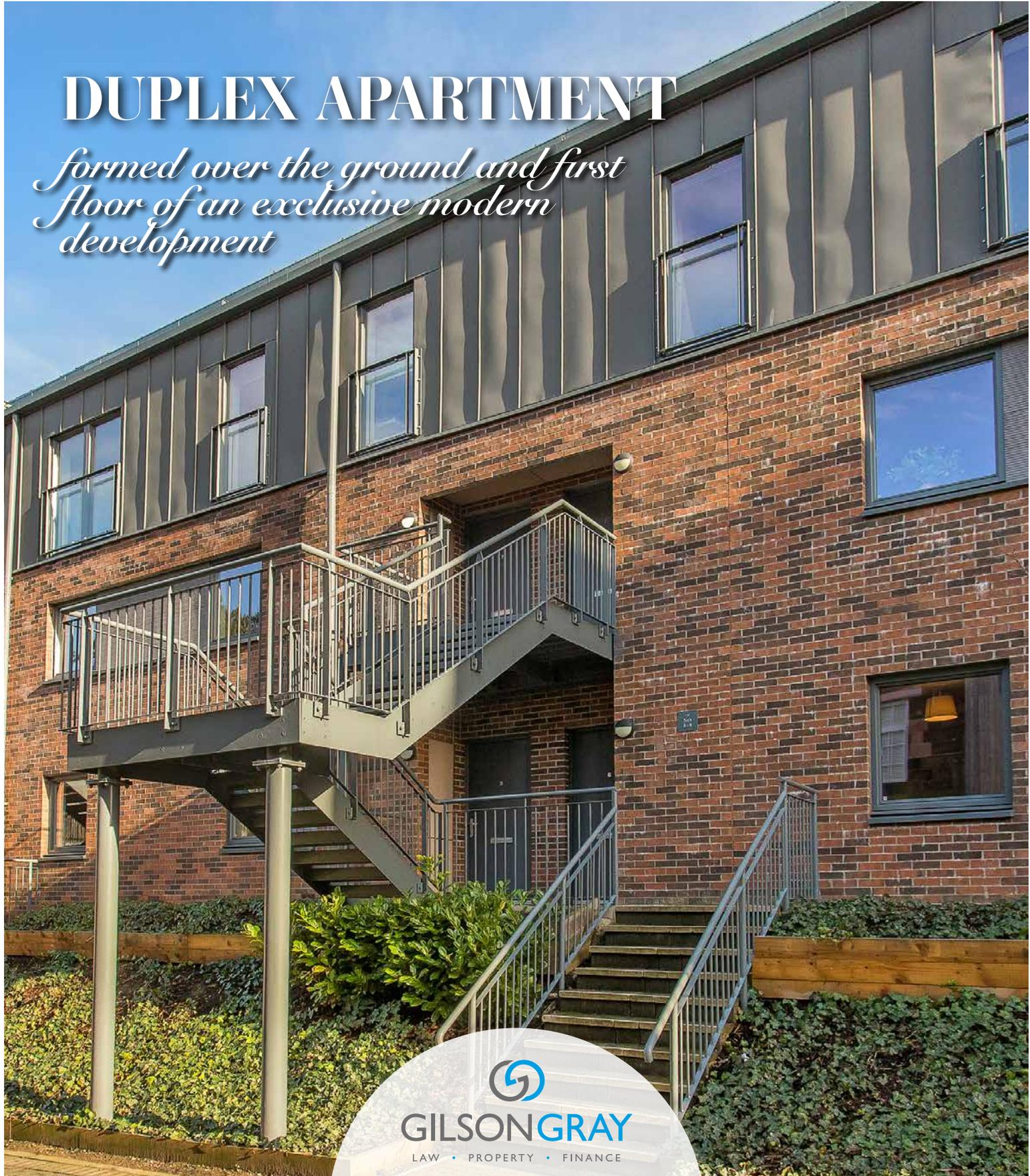


6 HUGHES CLOSE

Canonmills, Edinburgh, EH7 4FU

DUPLEX APARTMENT

formed over the ground and first floor of an exclusive modern development



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PROPERTY NAME

6 Hughes Close

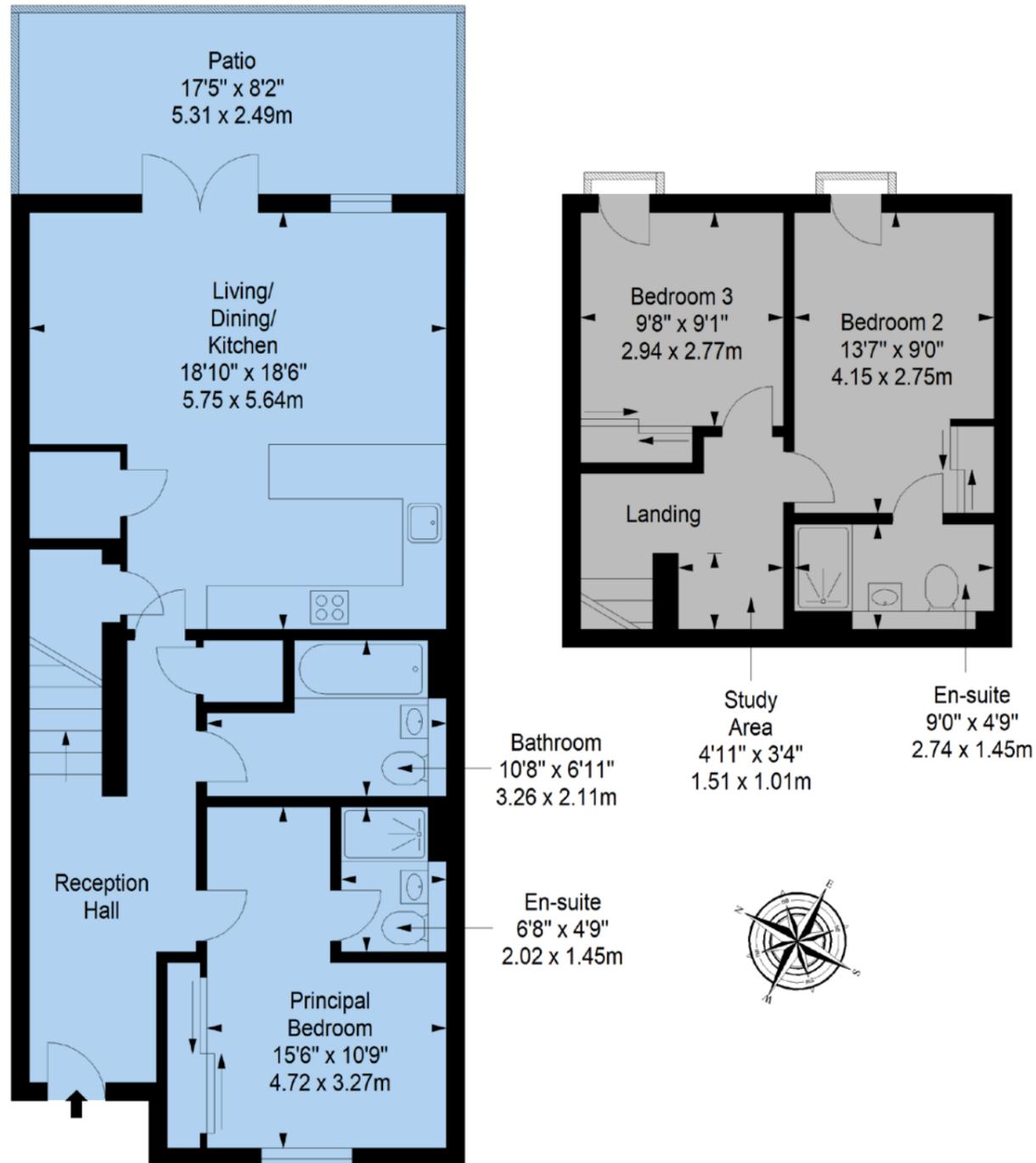
LOCATION

Canonmills, EH7 4FU

APPROXIMATE TOTAL AREA:

105.3 sq. metres (1133.5 sq. feet)

● - GROUND FLOOR ● - FIRST FLOOR

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

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Characterised by stunning architecture, beautiful public parks and a quaint village atmosphere






6 HUGHES
CLOSE



Welcome to 6 HUGHES CLOSE

This stylish three-bedroom duplex apartment is formed over the ground and first floors of an exclusive modern development in the popular Canonmills area of Edinburgh. Finished to an extremely high standard throughout, the home offers light-filled, flexible accommodation across two levels, including a generous open-plan reception room with an integrated kitchen, three well-proportioned bedrooms, and multiple modern shower/bathrooms. A private patio garden extends the living space outdoors, while residents' parking adds everyday convenience. The setting combines a peaceful atmosphere with excellent access to the city centre, green spaces, and sought-after local amenities.

GENERAL FEATURES

- Contemporary duplex apartment within a desirable Canonmills development
- Peaceful yet well-connected city setting
- Stylish interiors with a clean, modern finish
- Flexible accommodation arranged over two levels
- Excellent eco credentials, including underfloor heating in selected rooms
- An ideal home for professionals, couples, or families
- EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

- Welcoming reception hall with practical storage
- Generous open-plan living /dining kitchen with garden access
- High-spec kitchen with integrated Siemens appliances and breakfasting peninsula
- Principal bedroom with fitted storage and en-suite shower room
- Two further double bedrooms (one with en-suite shower room)
- Study area on the first floor landing
- Family bathroom with bath and overhead shower

EXTERIOR FEATURES

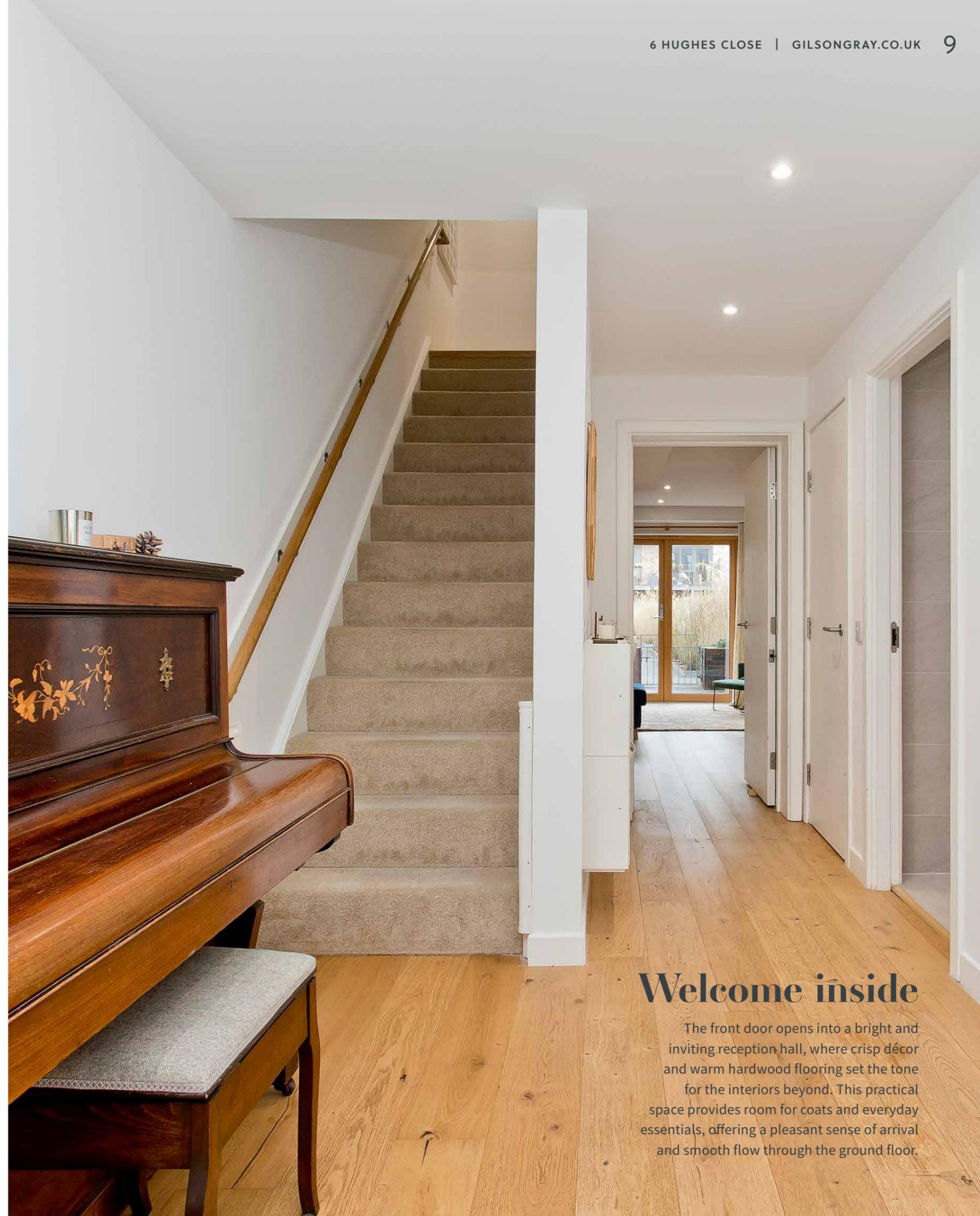
- Private enclosed patio garden, ideal for outdoor dining
- Well-maintained communal grounds
- Regulated on-street parking (CPZ N1)
- Optional secure allocated parking for a nominal fee



STYLISH MODERN TOWNHOUSE

in a sought-after Canonmills setting

Set within a well-maintained development just north of the city centre, this attractive home enjoys a quiet position while remaining exceptionally well connected. Canonmills is prized for its village-like feel, with independent cafés, shops, and scenic walks along the Water of Leith close at hand. Inverleith Park and the Royal Botanic Garden are within easy reach, while frequent bus services provide swift access to the city centre, Stockbridge, and beyond. The area is also well served by highly regarded schooling, making the property particularly appealing to families.



Welcome inside

The front door opens into a bright and inviting reception hall, where crisp décor and warm hardwood flooring set the tone for the interiors beyond. This practical space provides room for coats and everyday essentials, offering a pleasant sense of arrival and smooth flow through the ground floor.



Generous open-plan LIVING, DINING, AND KITCHEN



At the heart of the home lies an impressive open-plan living, dining, and kitchen area, designed for both everyday living and sociable entertaining. Generous proportions accommodate lounge furniture and a dedicated dining area, enhanced by excellent natural light and a calm, contemporary aesthetic. Glazed doors open directly onto the patio, creating a seamless indoor-outdoor connection.



BRIGHT SPACES

for relaxation and dining



High-quality

INTEGRATED KITCHEN

The sleek kitchen is arranged around a generous peninsula with breakfast seating, forming a natural focal point for casual dining. Contemporary cabinets are paired with quality worktops and integrated Siemens appliances, including an upgraded induction hob and extractor, combi steam oven/microwave, fridge, freezer, and dishwasher. Open shelving and pantry storage add style and practicality, while direct garden access enhances workflow.



A peaceful PRINCIPAL SUITE



The principal bedroom is attractively proportioned and finished in soft, neutral tones, creating a calm retreat. Built-in storage is complemented by a stylish en-suite shower room with modern fixtures and refined wall tiling.

FURTHER ACCOMMODATION

for family and guests



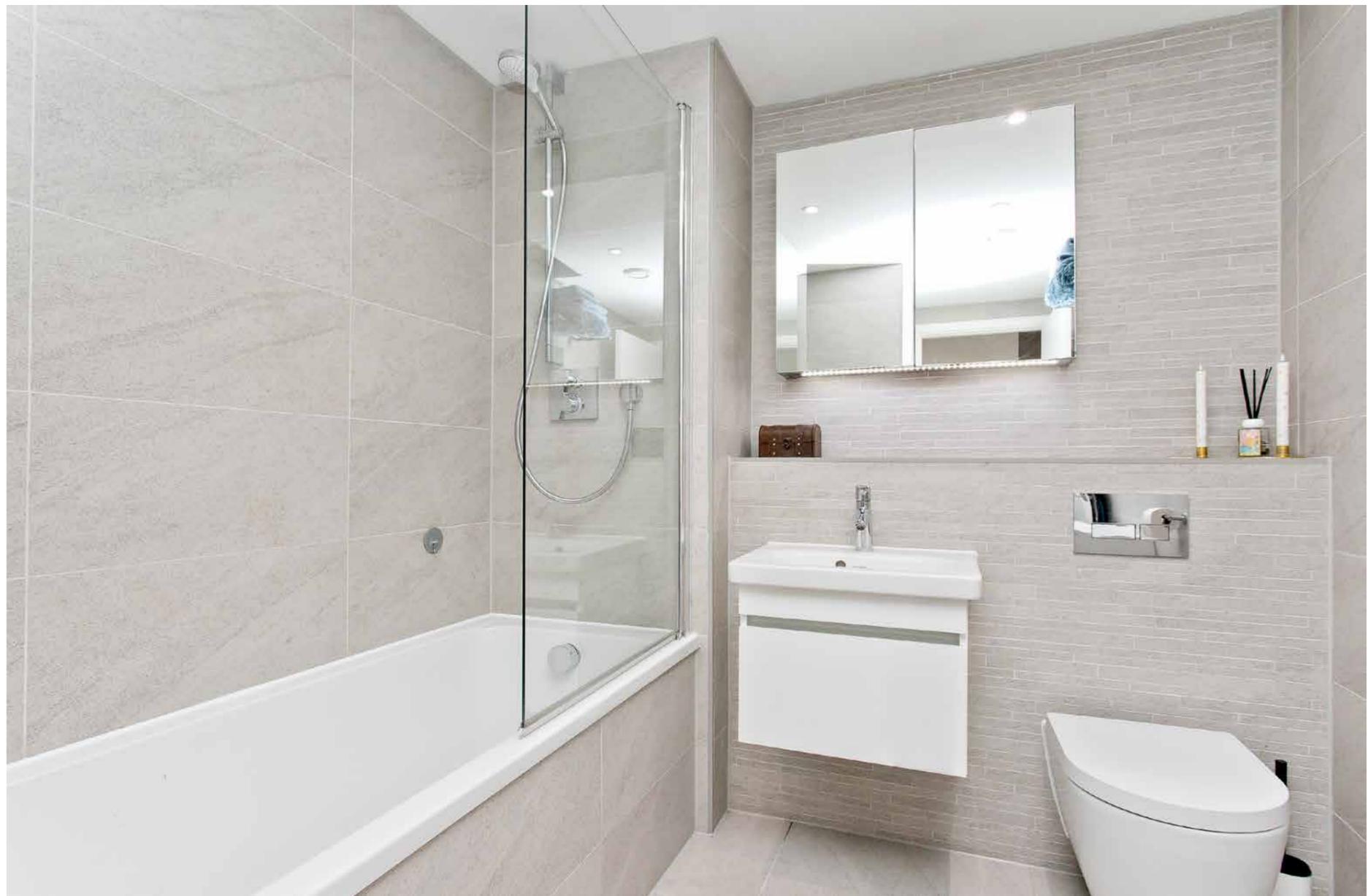
Two additional bedrooms are located on the upper floor, accessed from a landing with space for a study nook.



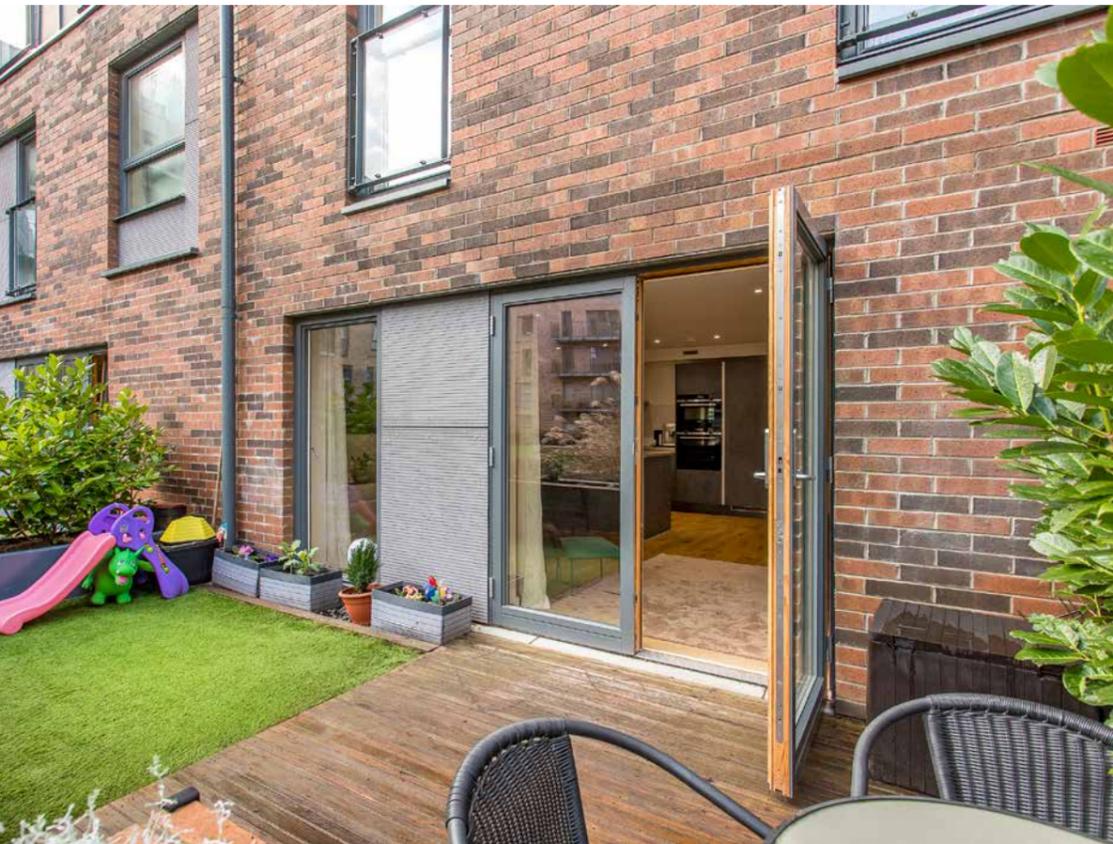


Stylish shower rooms and a well-appointed family bathroom

In addition to the principal en-suite, there is a second en-suite shower room attached to a first-floor bedroom, alongside a well-appointed family bathroom with bath and overhead shower. All are finished with sleek fittings, wall-mounted storage, and elegant tiling.



THE BATHROOMS



PRIVATE ENCLOSED PATIO GARDEN

ideal for outdoor dining

The home enjoys a private, enclosed patio garden, providing an ideal setting for outdoor dining and relaxation. Thoughtfully arranged for seating and planting, it offers a low-maintenance extension of the living space.





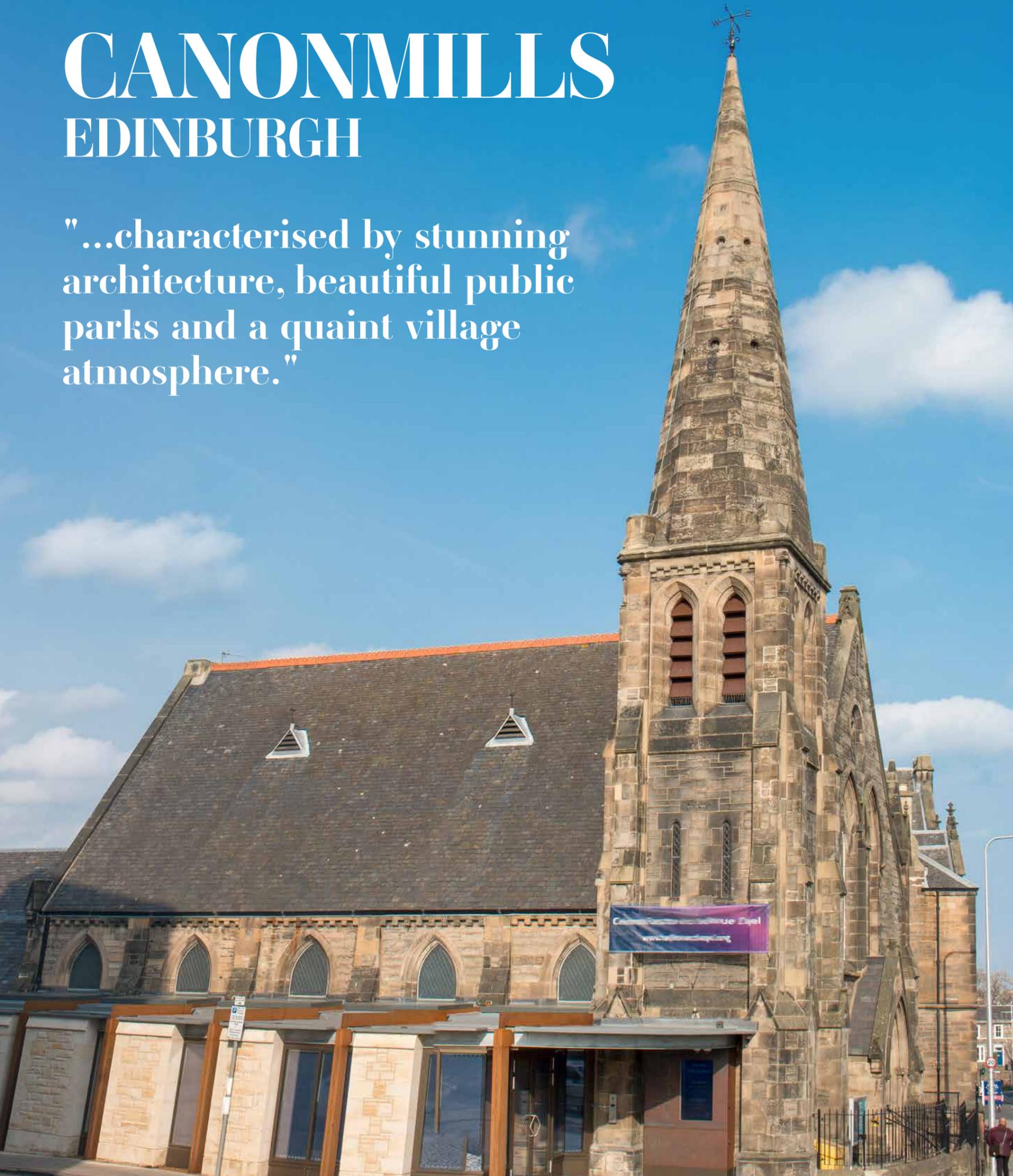
Well-maintained
COMMUNAL GROUNDS

Parking is regulated on surrounding streets under Controlled Parking Zone N1. For added peace of mind, a space can be rented in the development's secure underground car park for an additional fee.

Factor: The factor for the property is managed by Redpath Bruce, and has a monthly cost of around £140, around £1700 a year. This includes home building insurance.

CANONMILLS EDINBURGH

"...characterised by stunning architecture, beautiful public parks and a quaint village atmosphere."



Positioned on the edge of Edinburgh's prestigious New Town, the highly desirable district of Canonmills is characterised by stunning architecture, beautiful public parks and a quaint village atmosphere. The area enjoys an excellent range of local services and amenities, from the delightful array of artisan coffee shops, bars and boutiques on bustling Broughton Street, to a convenient Tesco Superstore on Broughton Road. Canonmills' vibrant social scene boasts a blend of traditional pubs, trendy bars and renowned restaurants, whilst the bright lights and cultural attractions of the city centre are just minutes away. Residents enjoy unrivalled access to some of the capital's most cherished green spaces including Inverleith Park and The Royal Botanic Gardens, but particularly

George V Park, which offers a tranquil haven right in the heart of the city. With no shortage of jogging routes and cycle paths (including the picturesque Water of Leith Walkway) the area is ideal for fitness enthusiasts, and also benefits from close proximity to a choice of gyms, health clubs and fitness studios. Canonmills is served by outstanding schools in both the public and private sector: it is within the catchment area for well regarded Broughton Primary School and Drummond Community High School, and is well-placed for some of Edinburgh's finest independent schools. Canonmills enjoys easy access to the city centre by foot, bike or public transport, as well as convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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