



# 5 HUGHES CLOSE

Canonmills, Edinburgh, EH7 4FU



1

Public Room



3

Bedrooms



2

Bathrooms



# 5 HUGHES CLOSE

**T**his duplex apartment with a private garden is set within a peaceful contemporary development in sought-after Canonmills. Accessed via its own main door and finished in tasteful neutral décor, the bright and airy interiors form an excellent family home, comprising three bedrooms with storage, a shower room in the principal suite, a ground-floor bathroom, and a sociable open-plan integrated kitchen and living/dining area opening onto an attractive patio garden. The property further benefits from access to communal gardens, a private, secure underground parking space with an EV charger and a secure underground storage cage which could be transferred with the change in ownership.









**B**  
EPC  
RATING

**F**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

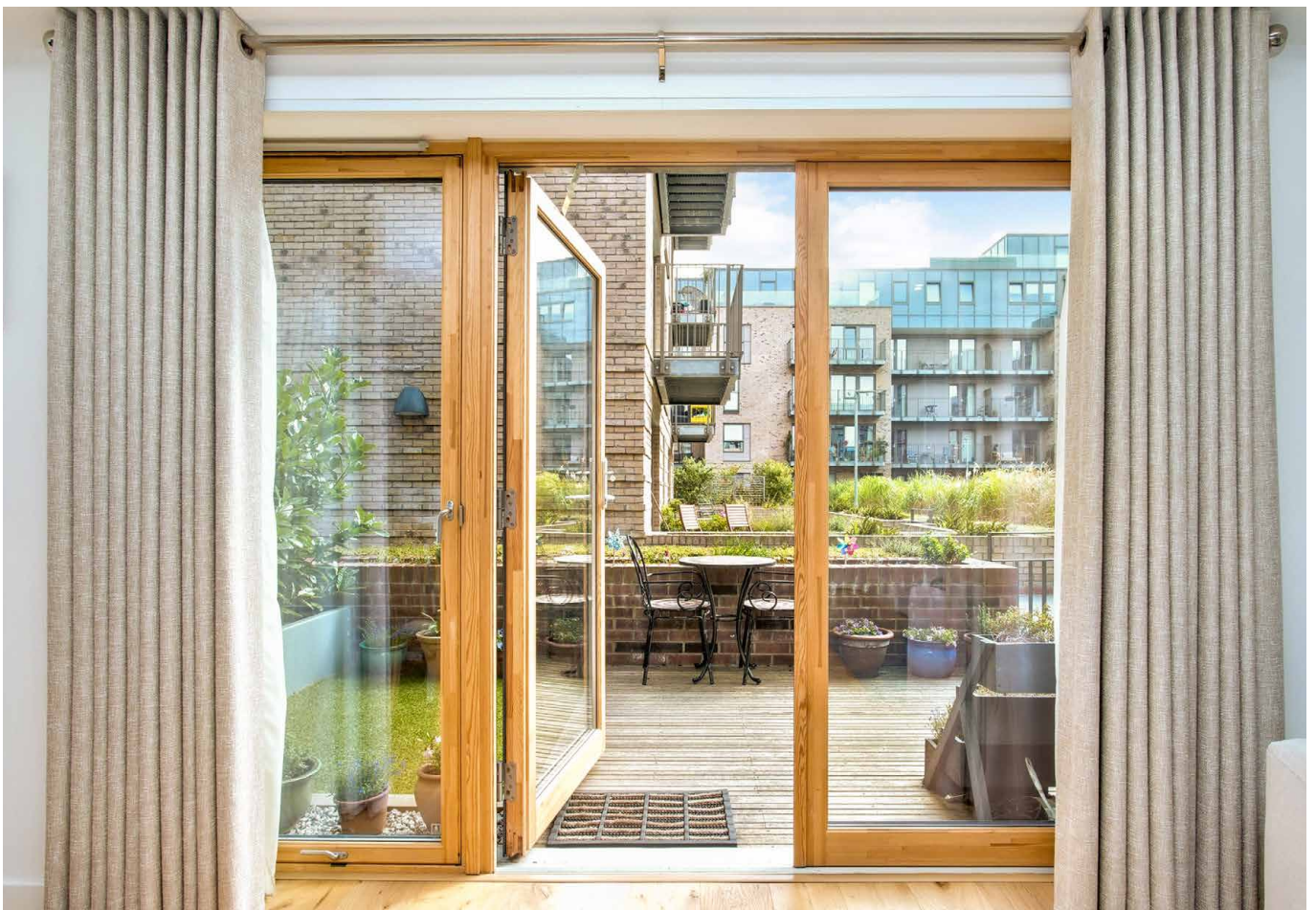
- Peaceful city development in leafy surroundings
- Bright and airy neutral interiors
- Main-door duplex apartment over ground and first floor levels
- Entrance hall with storage
- Integrated kitchen open to:
- Living/dining room with patio access
- Three spacious bedrooms with storage
- Shower room in the principal suite
- Bathroom with shower-over-bath
- Private rear patio garden
- Attractive communal gardens
- Secure underground storage cage
- Private underground parking with an EV charger



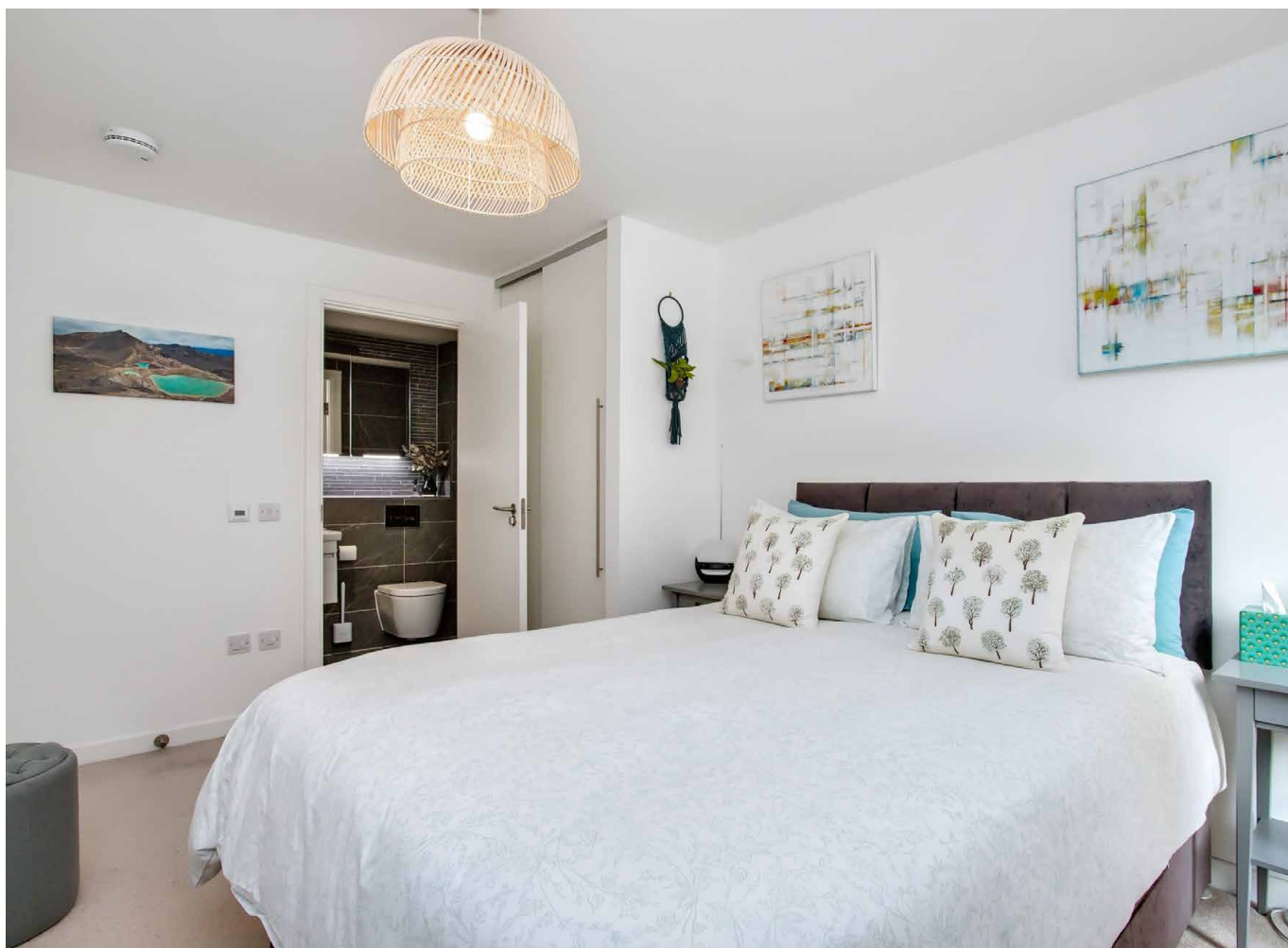
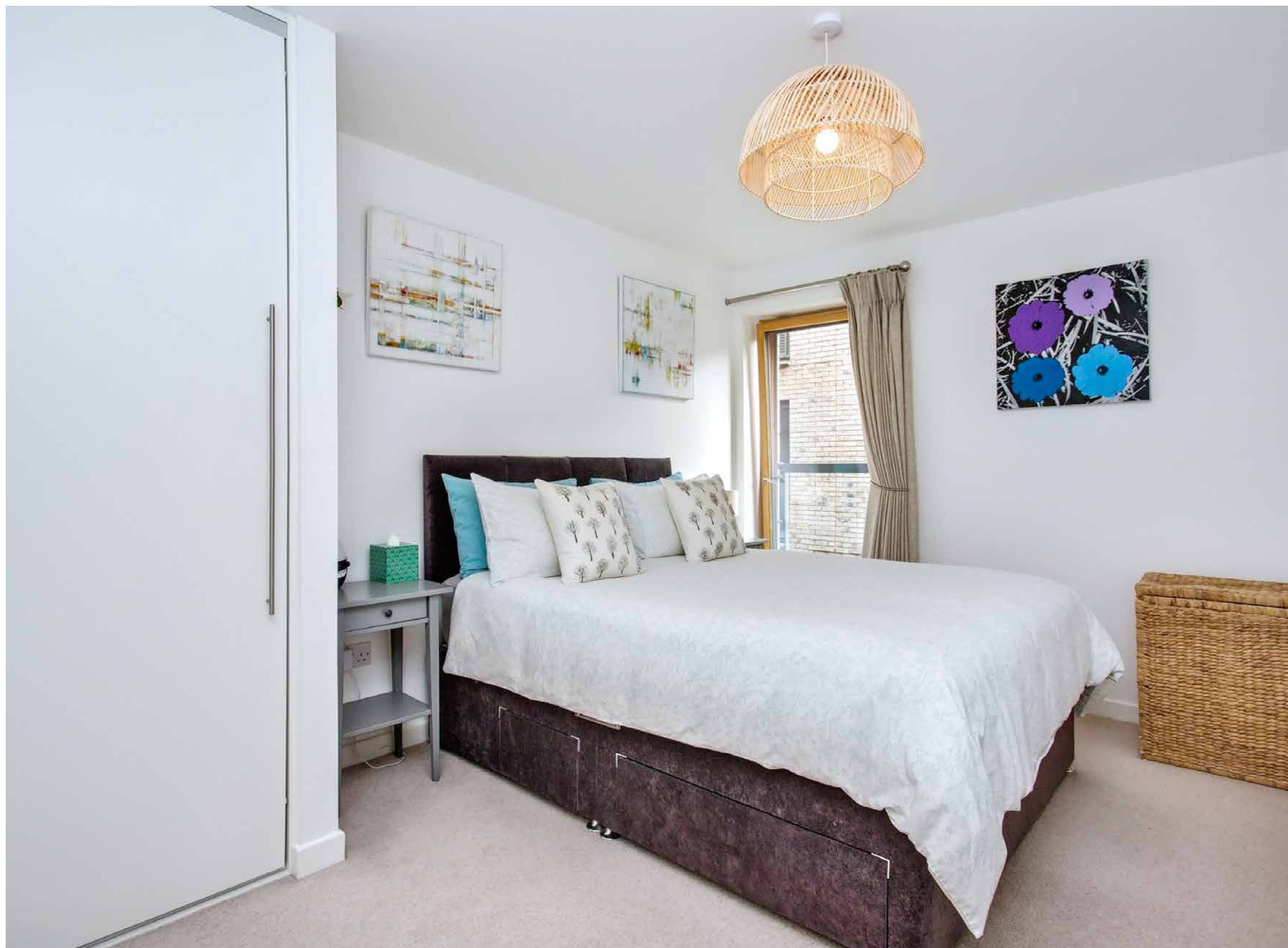


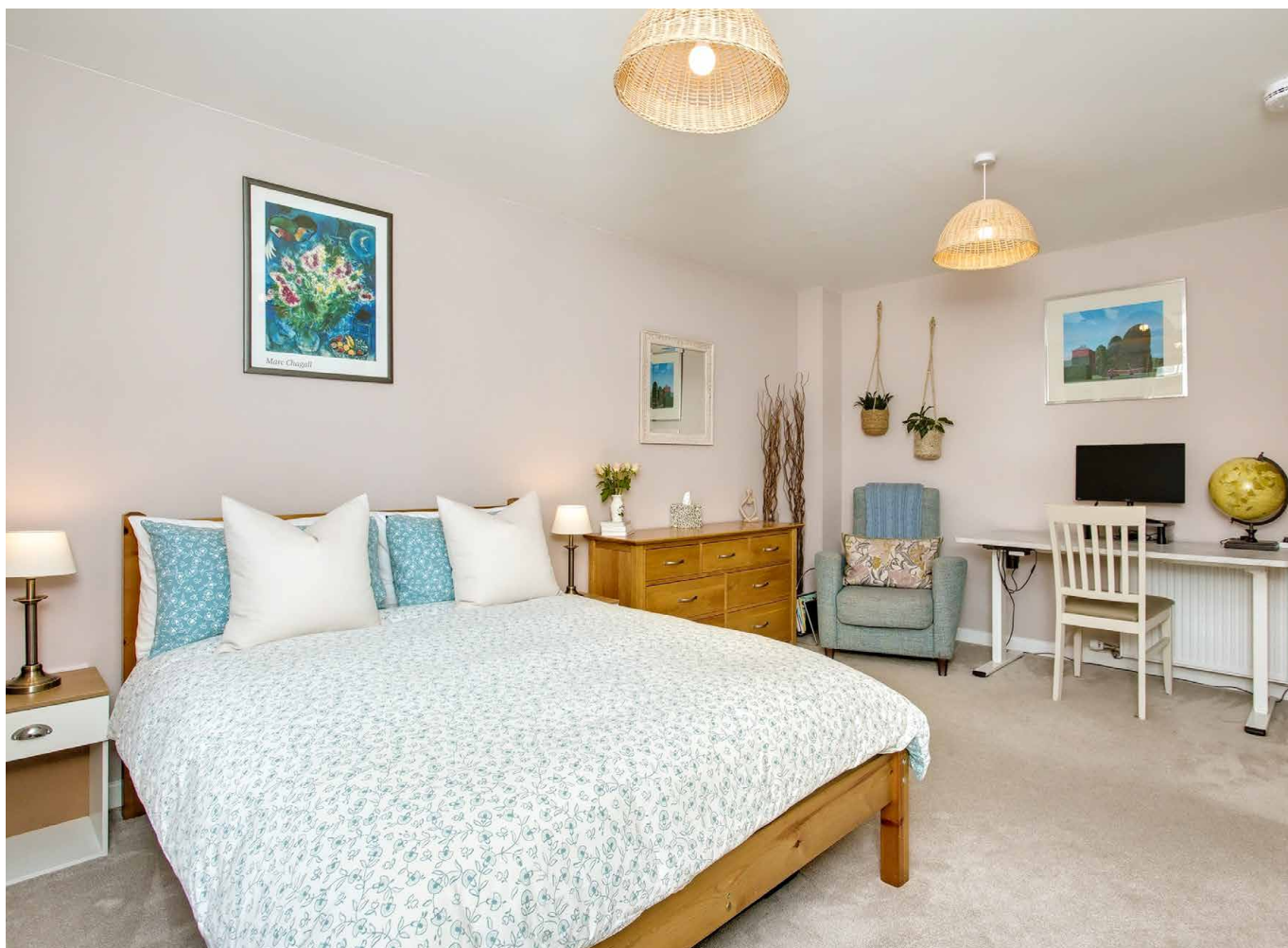
Extras: All fitted floor coverings and light fittings are included, whilst curtains are available via separate negotiation.

The factor is managed by Red Path Bruce property management at an approximate monthly cost of £160, including all the usual things plus building insurance.

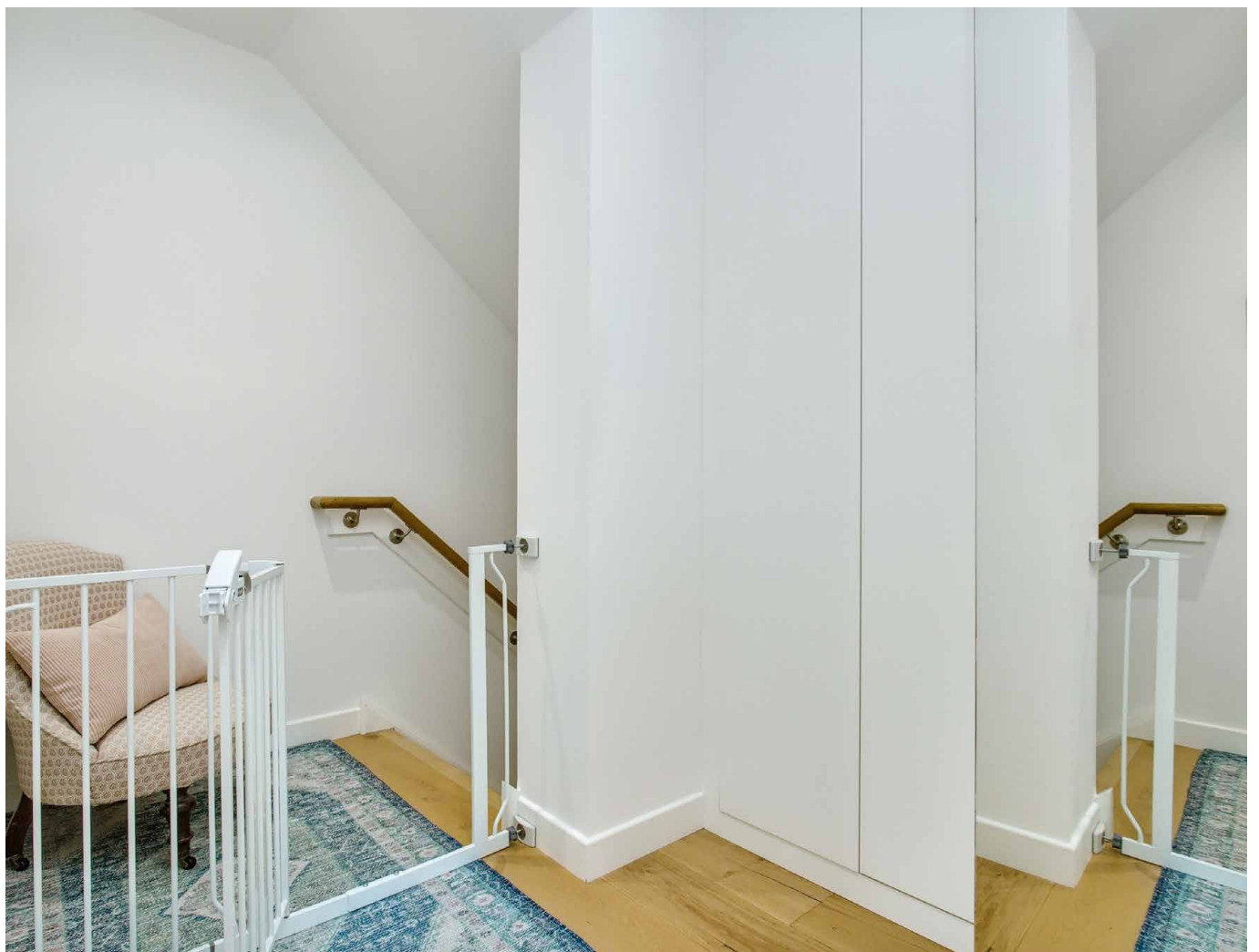








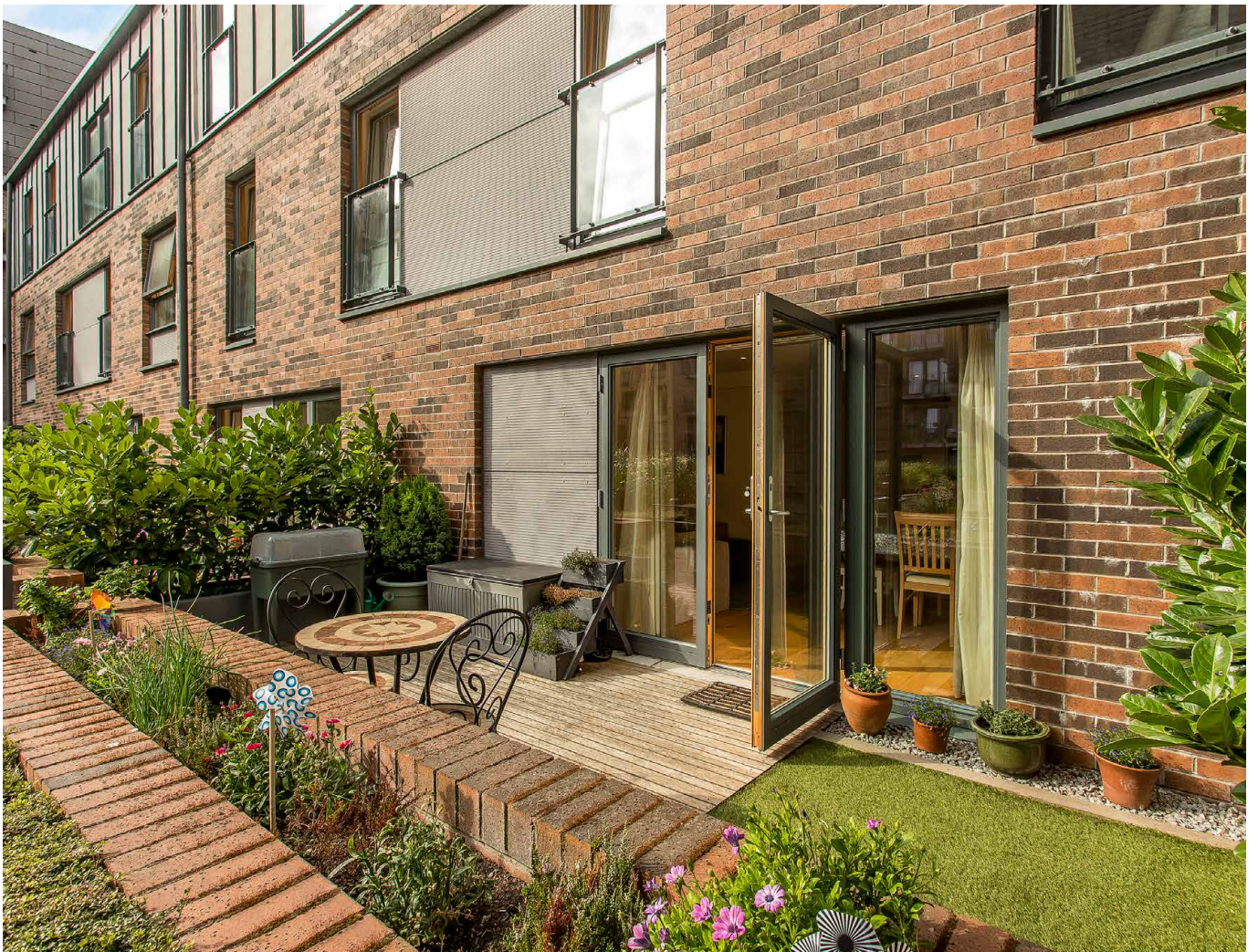
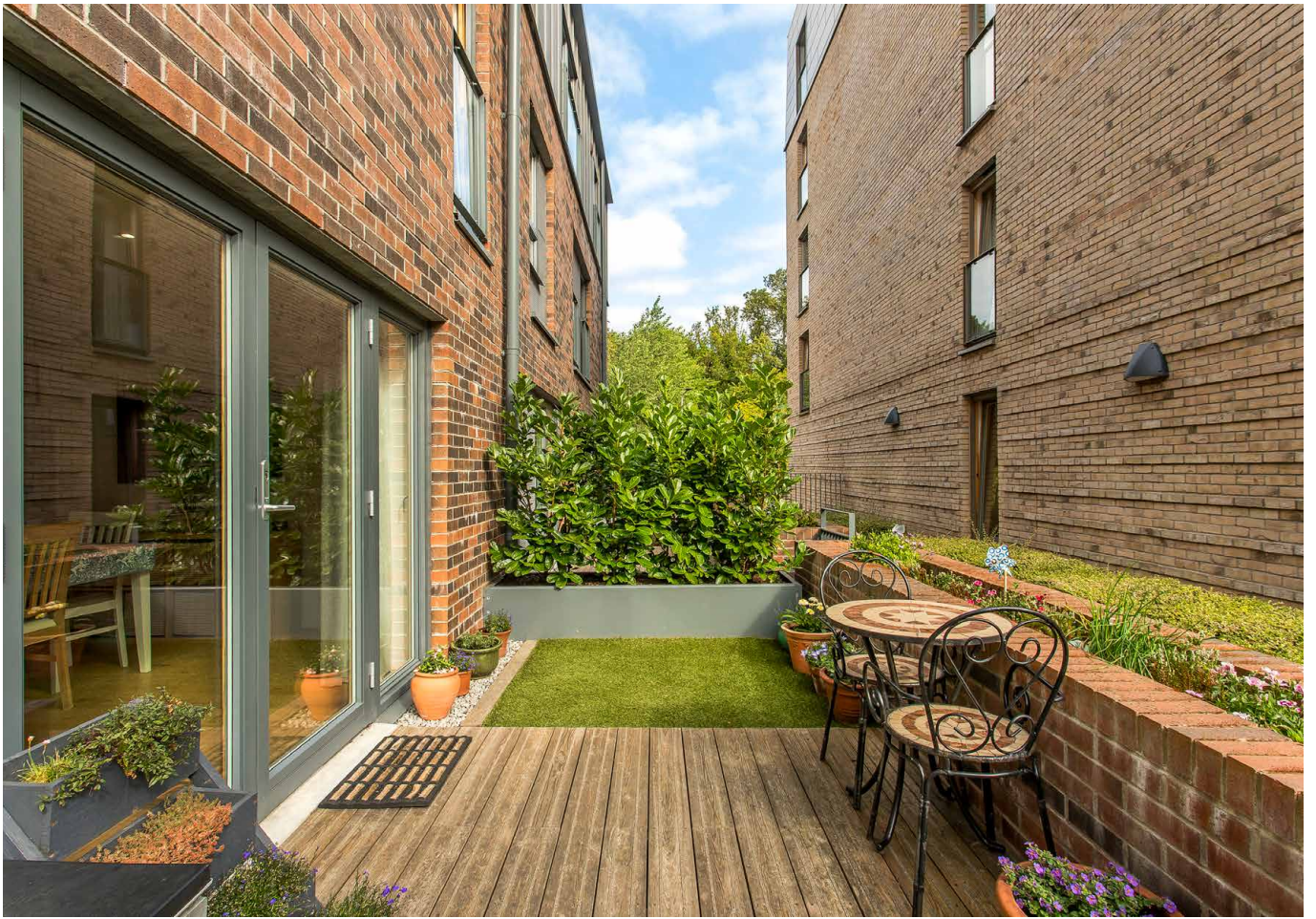














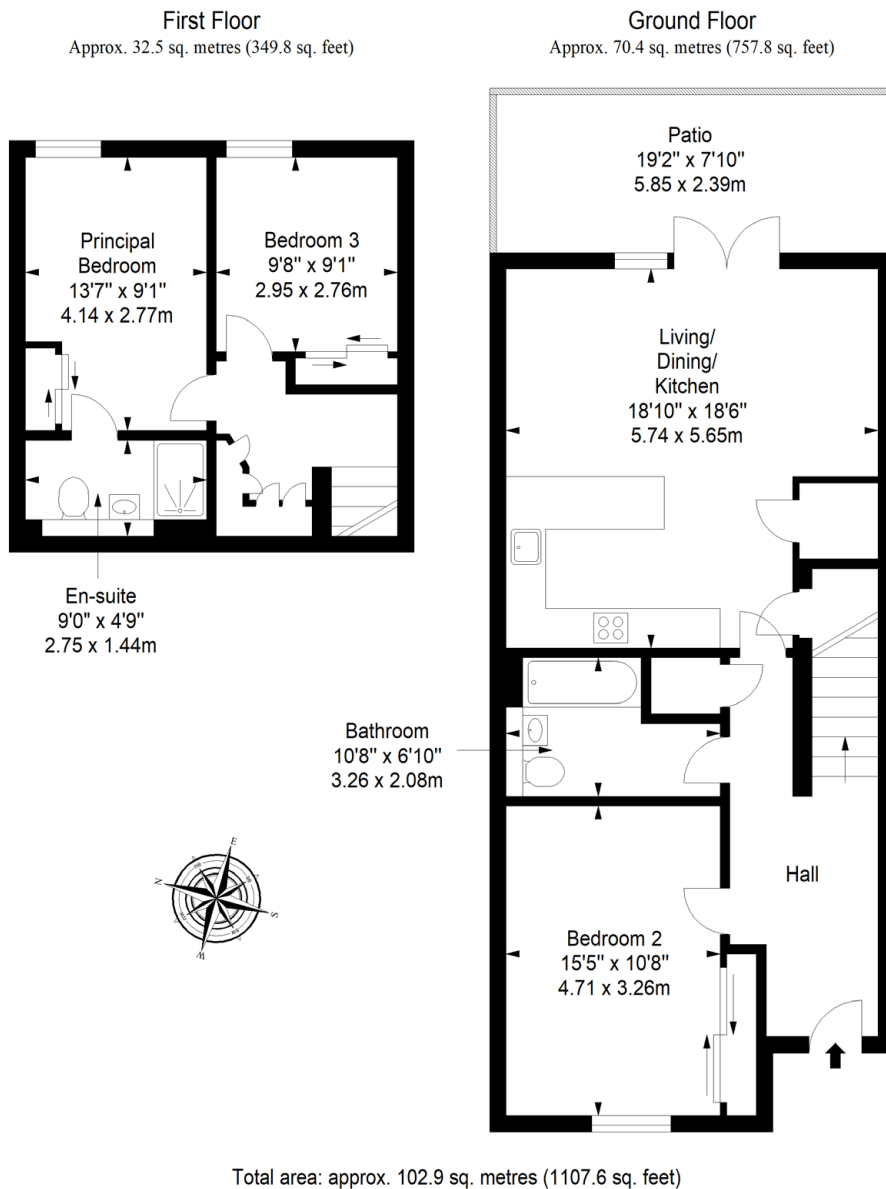


## CANONMILLS, EDINBURGH

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.



# FLOORPLAN



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