

73/26 LOGIE GREEN ROAD

CANONMILLS, EDINBURGH, EH7 4HF

This bright, stylishly finished two-bedroom flat, with an en-suite bathroom and a shower room, forms part of a contemporary development in sought-after Canonmills. With all city centre amenities at hand, and just moments from the Water of Leith walkway, it offers the best of modern city living – complete with a private balcony, shared garden access, and secure allocated parking. The home occupies a top-floor position, enjoying wonderful open views and the attraction of its own main-door entrance, reached via a communal lift.



73/26 Logie
Green Road



CULLERTON'S



— The property expert behind the personalised service
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Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Bright and spacious two-bedroom city home with superb views

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South-facing living/dining room



Luxury principal suite

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Property Name

73/26 Logie Green Road

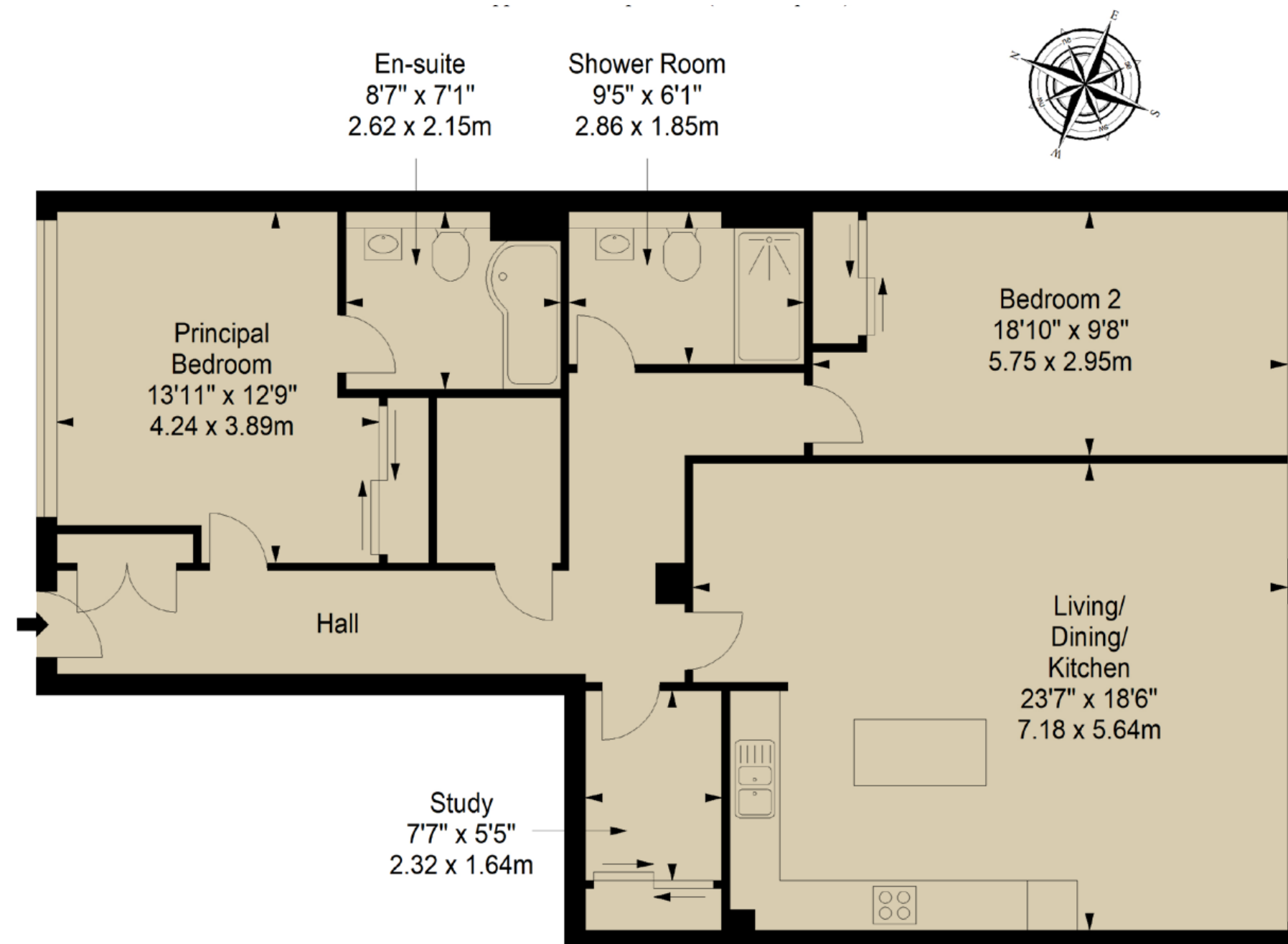
Location

Canonmills, Edinburgh, EH7 4HF

Approximate total area:

109.8 sq. metres (1181.9 sq. feet)

 - Third Floor





Appealing to professionals and small families alike, this attractive residence combines stylish minimalist design with light-filled interiors and wonderful open views. Set on the top floor of a modern, well-maintained development with a main-door entrance and accessed by a pleasant common area and lift, it enjoys an enviable sense of privacy and tranquillity, while its prime Canonmills location allows easy access to the city centre, nearby green spaces, and local amenities. The home's subtle decorative palette enhances the sense of light and space throughout, while open-plan living, a study, an en-suite bathroom, and a shower room add both social appeal and practicality.

GENERAL FEATURES

- Prime central location in Canonmills, moments from the Water of Leith
- Within walking distance of tram and rail links on Princes Street
- Main-door flat on the third/top floor of a modern lift-serviced development
- Spacious, light-filled interiors enjoying wonderful open city views
- Home Report value - £465,000
- EPC Rating - B

ACCOMMODATION FEATURES

- Welcoming entrance hall with generous storage
- Convivial south-facing living/ dining room, open plan to:
- Stylish, well-appointed integrated kitchen
- Luxury principal suite with fitted storage and bathroom
- Second double bedroom with fitted wardrobe
- Additional contemporary shower room
- Quiet home study
- Gas central heating and double glazing

EXTERNAL FEATURES

- Private, low-maintenance balcony ideal for alfresco dining
- Attractive first-floor communal garden with lawn and seating
- Allocated parking space in a secure underground garage

BRIGHT AND SPACIOUS TWO-BEDROOM CITY HOME WITH SUPERB VIEWS

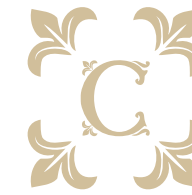




WELCOMING ENTRANCE HALL

*with generous
storage*

The private entrance
opens into a
welcoming hall with
wood flooring and generous storage,
flowing into the heart of the home.



SUN-FILLED OPEN-PLAN RECEPTION ROOM



ere, a beautifully proportioned reception area is bathed in sunlight from South-facing picture windows framing captivating views towards Calton Hill. The space allows flexible arrangements for relaxation and dining, enhanced by rich wood flooring and elegant accent décor that lends warmth and personality. The windows are fitted with "perfect fit" blinds.



WELL-APPOINTED

integrated kitchen

The open-plan layout incorporates a high-end kitchen arranged around a central island. A wide selection of gloss-grey and oak-toned cabinets is complemented by metro-style tiling and quality granite and Silestone worktops, creating a sleek contemporary look. This is further enhanced by a full suite of integrated appliances – including an oven, induction hob with statement hood, microwave, fridge freezer, dishwasher, and washer dryer – ensuring modern convenience and functionality.







LUXURY PRINCIPAL SUITE

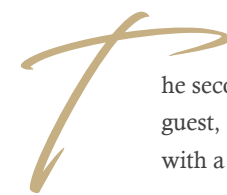
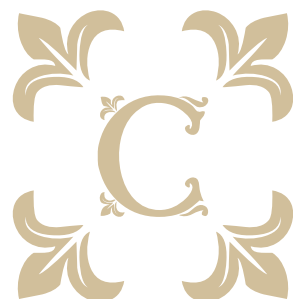
with fitted storage and bathroom

The principal bedroom enjoys spacious proportions, soft carpeting, and wide glazing framing leafy views. It benefits from a fitted wardrobe and a luxurious en-suite bathroom, fully tiled in soothing neutrals and fitted with a WC, vanity basin, illuminated mirror, and a P-shaped bath with an overhead rainfall shower. The windows are fitted with "perfect fit" blackout blinds.



VERSATILE

second bedroom



he second double bedroom is equally bright and inviting, offering versatility as a guest, child's, hobby, or exercise room. It also enjoys an open outlook and comes with a fitted wardrobe for convenience. Window fitted with a roller blind.

Accessed from the hall, the study provides an ideal space for home working. Fitted units offer useful storage, and the peaceful position makes it a practical and flexible bonus room.



THE BATHROOM

Additional contemporary shower room



erving the second bedroom and guests, the additional shower room complements the en-suite, featuring contemporary tiling, a vanity basin, WC, and a deluxe walk-in rainfall shower.



GARDENS & PARKING

Private and shared gardens

Directly outside the property, a private balcony and seating area, finished with artificial grass for easy maintenance, provide a pleasant outdoor space for morning coffee or evening relaxation. On the first floor of the development, residents can also enjoy a communal terrace garden with

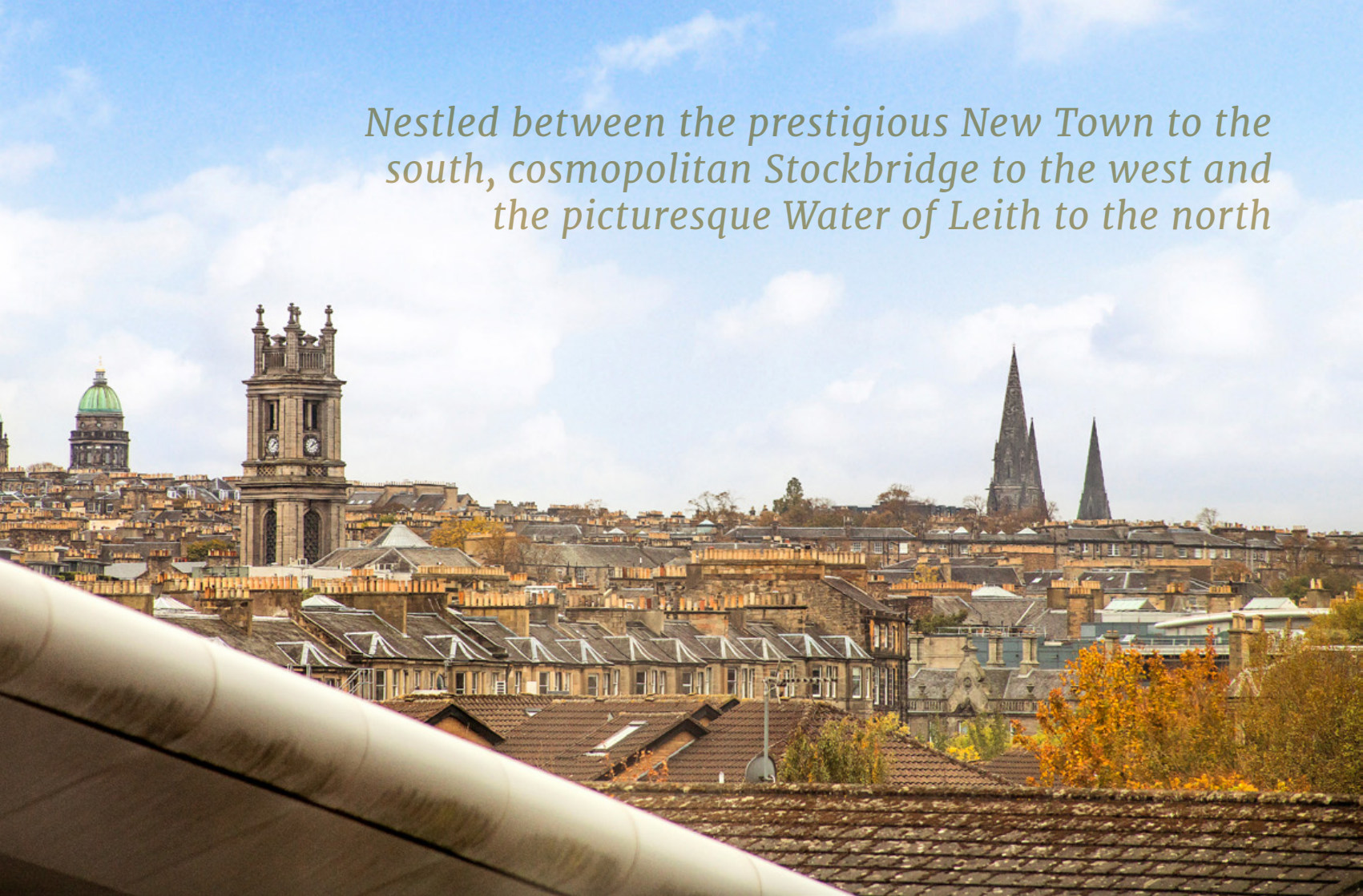
bench seating. Completing this exceptional home is access to a secure underground garage with an allocated parking space, providing peace of mind and everyday convenience in this highly desirable central location.



Factor: The factor is managed by Simply Factors at an approximate monthly cost of £172.



73/26 Logie
Green Road



Nestled between the prestigious New Town to the south, cosmopolitan Stockbridge to the west and the picturesque Water of Leith to the north

CANONMILLS

SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High School, St Thomas of Aquin's RC High School

Independent Schools: The Edinburgh Academy Junior School, The Edinburgh Academy, Fettes College

CULTURE

Scottish National Portrait Gallery, The Royal Botanic Garden Edinburgh

UNIVERSITY

University of Edinburgh

#1

TRANQUIL, VILLAGE
AMBIENCE ALONGSIDE
THE PICTURESQUE
WATER OF LEITH

Canonmills enjoys a distinct village feel with fantastic local amenities. From everyday essentials to luxury boutiques, Canonmills offers a charming, traditional shopping experience, which is supplemented by a Tesco Superstore. The area is also a favourite among foodies and is home to award-winning cafes, bars and restaurants, including The Water of Leith Bistro. Just up the hill, Edinburgh's prestigious New Town is a UNESCO World Heritage Site in itself; meanwhile fashionable Stockbridge is just minutes' walk away. Canonmills is enveloped by some of Edinburgh's most beautiful public green spaces, including St Mark's Park, Inverleith Park and The Royal Botanic Garden Edinburgh. With stunning views of the city skyline and the Pentland Hills, 54-acre Inverleith Park is mostly open parkland but is also home to various sports grounds and pitches, a boating pond and a wildlife wetland, allotments and children's play park. For fitness enthusiasts, there is also a choice of gyms, sports clubs and fitness studios in the vicinity. Canonmills is within the catchment area for Broughton Primary School and Drummond Community High School, and is within easy reach of several independent schools, including The Edinburgh Academy Junior School, The Edinburgh Academy and Fettes College. Canonmills is served by a dense network of public bus routes travelling across the city and beyond. Furthermore, the tram terminus at York Place, the bus station at St Andrew's Square and Waverley Station are either an easy walk or a quick taxi ride away.



LOCATION



1 mile north of the city centre

TRANSPORT



Bus – 8, 13, 23, 27, 36

Tram Stop – York Place
(0.8 miles)

Train Station – Waverley
(1.0 miles)

Airport – Edinburgh
International (9 miles)



SPORTS

Anytime Fitness
Edinburgh
Canonmills, Glenogle
Swim Centre,
Pedalhouse, Pilates &
yoga studios

FOOD & DRINK

Bistros, Bars,
Cafes, Restaurants,
Traditional Pubs

— *Where truly bespoke service is the cornerstone of our ethos*

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— *Contact us*

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— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

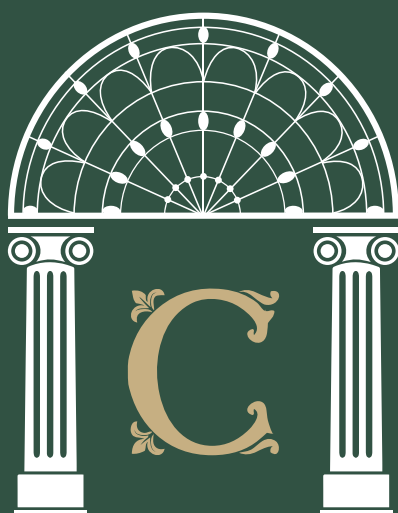
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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

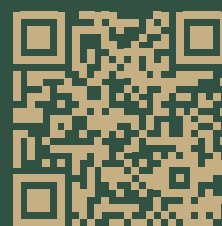
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SCAN TO DISCOVER MORE

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