

23 (flat 8) Brandon Terrace, Canonmills, Edinburgh, EH3 5DZ



23 (flat 8) Brandon Terrace | Canonmills | EH3 5DZ

Description

Situated on the top floor of a Victorian tenement in Canonmills, this well-proportioned flat strikes the perfect blend of period charm and modern interiors and enjoys a pleasant open outlook across mature treetops to the front. Generous sized rooms with high ceilings ensure a great feeling of light and space throughout this property whilst lovely period style features have been retained, such as mantelpieces and decorative cornicing. Desirably located with a wealth of amenities on the doorstep, the property provides an enticing opportunity for city professionals and offers excellent potential to extend the flat into the large attic space above (subject to necessary consents).

- Vestibule
- Airy central reception hallway with good storage.
- Bay window living room with detailed cornicework and working fire providing a lovely focal point
- Superbly appointed and well equipped south-facing kitchen/ dining room with larder storage
- Two spacious double bedrooms, one with walk-in dressing room/storage
- Bathroom featuring a classic white three piece suite with shower over the bath
- Gas central heating
- Secure entry phone system
- Sunny, well stocked shared garden to the rear
- Permit parking

Extras

The oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: D



Location

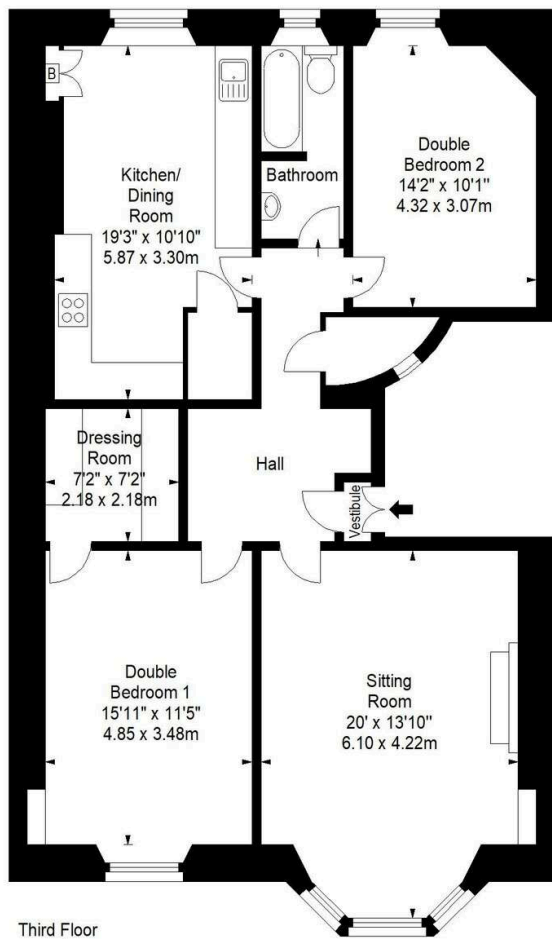
Canonmills is north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. The property offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high-quality restaurants, bars and shops in nearby Broughton Street. The property is also within walking distance of the cosmopolitan Stockbridge and the newly rebuilt St James' Quarter with its anchor John Lewis store and excellent range of high end boutiques and restaurants, in addition to leisure facilities at the Omni centre which include a multi-screen cinema, numerous restaurants and a Nuffield Health Fitness & Wellbeing Gym. There is a Tesco Superstore conveniently located on Broughton Road, and a Waitrose supermarket can be found a short drive away at nearby Comely Bank. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path, are also within close proximity. There are excellent transport links with bus services to the city centre, the tram terminus at nearby York Place, and Waverley rail station and St Andrew Square bus station within walking distance.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Approx. Gross Internal Area
1076 Sq Ft - 99.96 Sq M
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

