

17 (flat 13) Hughes Close, Canonmills, Edinburgh, EH7 4GN



Description

Forming part of an exclusive contemporary development desirably located in the sought-after Canonmills area boasting a wealth of amenities on the doorstep, this delightful two-bedroom second floor flat offers an enticing opportunity for city professionals. Benefitting from carefully considered interior specification, which features thoughtful design elements and acute attention detail, the property comes with deluxe fixtures and fittings further enhanced by many eye-catching finishing touches and effortlessly stylish decor throughout.

Features

- Beautifully presented, contemporary interiors
- Open-plan kitchen, living and dining room with access to a south-facing balcony
- Well equipped contemporary cooking zone
- Principal bedroom with fitted storage and en-suite shower room
- Double bedroom 2
- Stylish family bathroom with shower-over-bath
- Access to beautifully landscaped shared gardens
- Underfloor heating in both bathrooms and living room/kitchen area
- Allocated parking space in an underground car park, which also features communal EV charge points. The vendors have paid for the EV charger and had this installed specifically for the parking space and this should not be used by anyone else.

Extras

The curtains and blinds, all light fittings, fridge freezer, cooker hood, induction hob, oven and dishwasher are included in the sale.

Factor

The development is factored by Redpath Bruce for approx. £500 per quarter. This includes maintenance of communal areas and block buildings insurance.



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 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 nearby, 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.

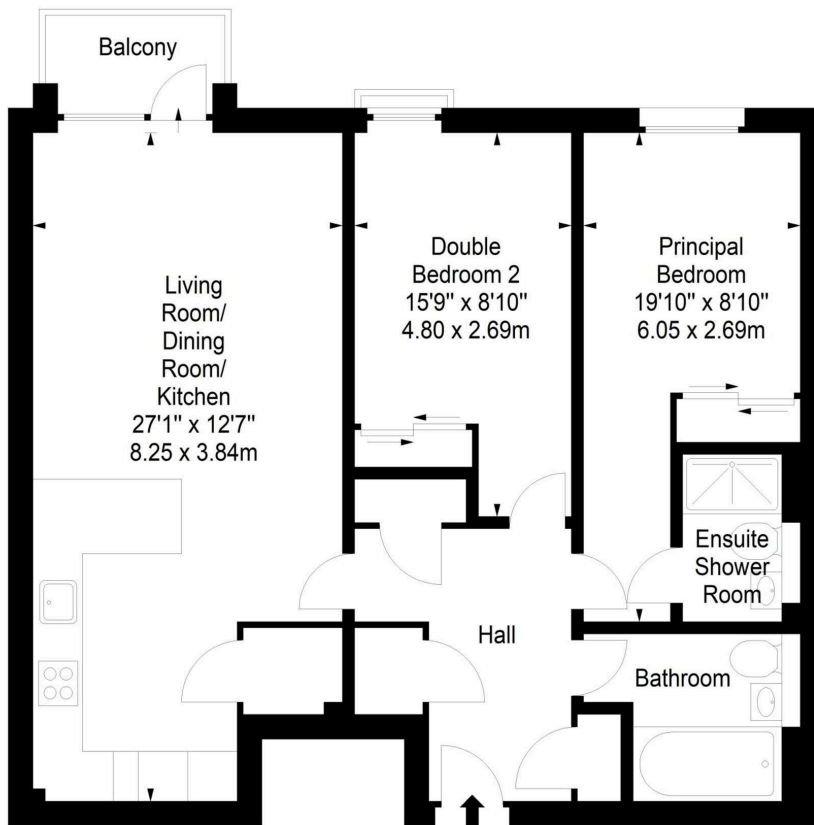
EPC Rating: B



Hughes Close, EH7 4GN



Approx. Gross Internal Area
815 Sq Ft - 75.71 Sq M
For identification only. Not to scale.
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Second Floor



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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.

