

17/17 HUGHES CLOSE
CANONMILLS, EDINBURGH, EH7 4GN

CURRAN & CO
PROPERTY



17/17 HUGHES CLOSE

CANONMILLS, EDINBURGH, EH7 4GN

OFFERS OVER £365,000



'17/17 Hughes Close is an immaculately presented, bright and exceptionally spacious third floor flat which occupies a prime position and boasts panoramic views of the city'

- Exclusive Residential Development
- High Quality Fixtures & Fittings Throughout
- Open Plan Living / Dining / Kitchen
- Private Balcony with Panoramic City Views
- Gas Central Heating & Double Glazing
- Allocated Parking Space with Lift Access
- EPC Rating: B
- Council Tax Band: E



Description

17/17 Hughes Close is an immaculately presented, bright and exceptionally spacious third floor flat which forms part of an exclusive residential development in sought-after Canonmills. Occupying a prime position within the recently completed development, the property boasts panoramic views of the city, including Edinburgh castle as well as a private parking space within the secure underground parking garage. The development is exceptionally well positioned with the city centre, Broughton Street and Stockbridge all within short walking distance.

Entered through a well-maintained communal foyer with lift access and a secure door entry system, the accommodation comprises: entrance hall with three storage cupboards, one of which is a sizeable utility cupboard with plumbing for a washing machine; impressive open plan

living/dining room with dual aspect windows and secluded balcony showcasing the stunning views; contemporary 'Kitchen International' kitchen off the living room with silestone worktops, integrated Siemens oven and microwave, ceramic induction hob, extractor hood dishwasher and fridge/freezer; double bedroom one with fitted wardrobes and stylish, fully-tiled en-suite shower room with glass enclosure, heated towel-rail and fitted storage; double bedroom two with fitted wardrobes; and fully-tiled bathroom with shower over the bath, heated towel-rail and fitted storage.

Further benefits for this property include underfloor heating in the hall, living room, en-suite and bathroom, double glazing throughout and timber flooring throughout the hall, living room and kitchen. There is gas central heating which is served by a communal boiler system, where each flat's

usage is metered individually.

The Development

There are beautifully manicured communal grounds, and a secure bike shed located in the underground car park (with the potential to rent additional storage space). The development is factored by Redpath Bruce Property Management for a monthly fee of approximately £112. This includes communal buildings insurance, gardening, lift maintenance, operation of the CCTV system, bin collection and entrance/stairway cleaning.

Extras

Extras to be included in the sale are all carpets and floorcoverings, fitted blinds and integrated kitchen appliances.







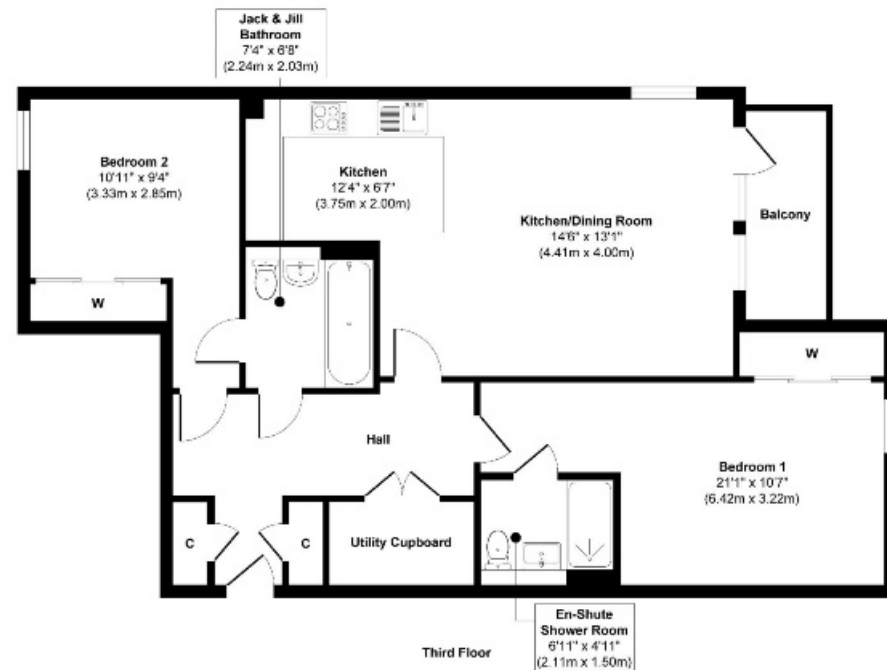
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Approx. Gross Internal Floor Area 807 sq. ft / 75.00 sq. m

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.