



18/8 Beaverhall Road
Edinburgh, EH7 4JE



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

The popular district of Canonmills is in the North of Edinburgh and offers all the convenience of City Centre living. The property is a short distance from Edinburgh City Centre and Stockbridge. There is a wide array of restaurants, coffee shops and bars in the surrounding area. Schooling in the area is provided from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to the trams and Waverley Railway Station and St Andrews Square bus station. There are delightful open green spaces at the Royal Botanic Gardens, King George V Park and Inverleith Park nearby.

DESCRIPTION

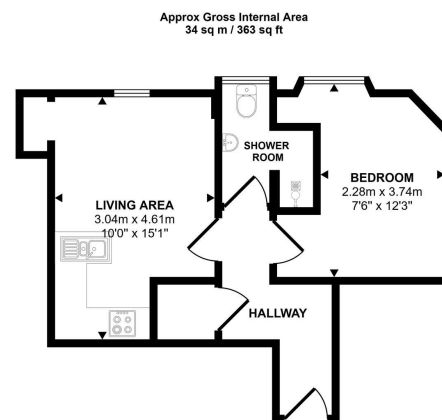
18/8 Beaverhall Road is a one bedroom second floor flat, situated in the sought-after district of Canonmills. Within a close walk to the City Centre, the property is an excellent opportunity for first time buyers or buy to let investors. Entered through a secured entry door system to a shared stairwell, the accommodation comprises: entrance hall; open plan living room / kitchen with double bedroom and tiled shower room with a useful window for ventilation. Further benefits include: electric heating; double glazing; rear communal garden / drying area, permit holders street parking; excellent local amenities and great transport links.

EPC RATING

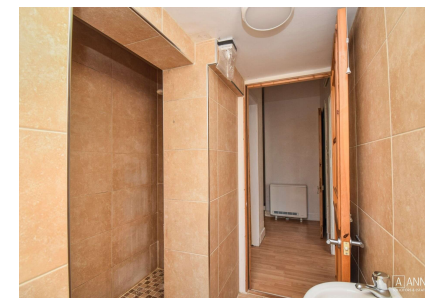
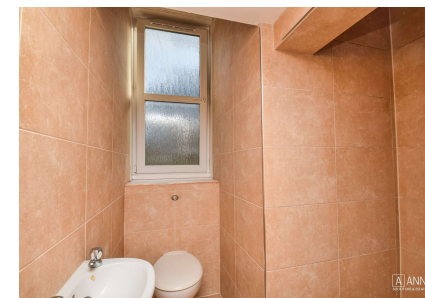
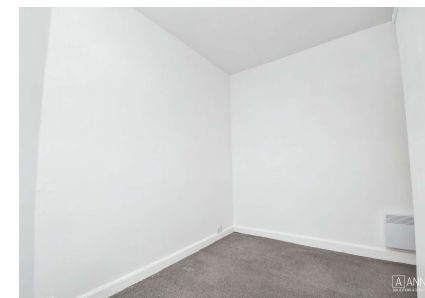
The energy efficiency rating for this property is band D

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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