



Solicitors & Estate Agents











Offers Over
£460,000

17/14 Hughes Close

Canonmills | Edinburgh | EH7 4GN

Impressive and well appointed second floor flat quietly positioned in a courtyard setting of this modern, exclusive development. Ideally suited to professionals or families alike the property is well placed for access to excellent local amenities and the city centre within a walkable distance.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Private Residents Parking
-  Lift
-  Communal Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

Internally the accommodation is in fabulous order and briefly comprises; The focal point of this apartment lies in its spacious open-plan living room and kitchen. This vibrant and welcoming area is ideal for unwinding, hosting guests, and enjoying meals. Flooded with natural light, the living room features under floor heating, a balcony, directly accessible from the living room, the balcony enables you to relish the outdoors while staying within the confines of your abode. The contemporary kitchen is integrated seamlessly into the living room, creating a sociable and inclusive atmosphere. The principal bedroom offers a tranquil haven and is adorned with spacious built in wardrobes for added convenience, Juliet balcony and a fully tiled en suite shower room with a crisp two piece suite and walk in shower, finished delightfully with a heated chrome towel rail; two further well proportioned double bedrooms, both again featuring built in wardrobes and direct access to a second private balcony, with far reaching views over the city skyline including Edinburgh Castle; furthermore you will find a fully tiled family bathroom consisting of a white three piece suite, thermostatic shower above the bath and a glass shower screen. In addition the property further benefits from ample storage throughout including a convenient utility cupboard located in the hallway.

The development has a monthly factor fee of £125 which is payable directly to Redpath Bruce.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property benefits from a secure underground car park with a reserved space allocated to the property. An internal lift is available from this level direct to the flat. Within the courtyard setting is a fabulous communal space, meticulously designed and manicured, featuring raised planted beds, lit walkways and lawn area.

Viewing

Please contact Neilsons on 0131 625 2222.



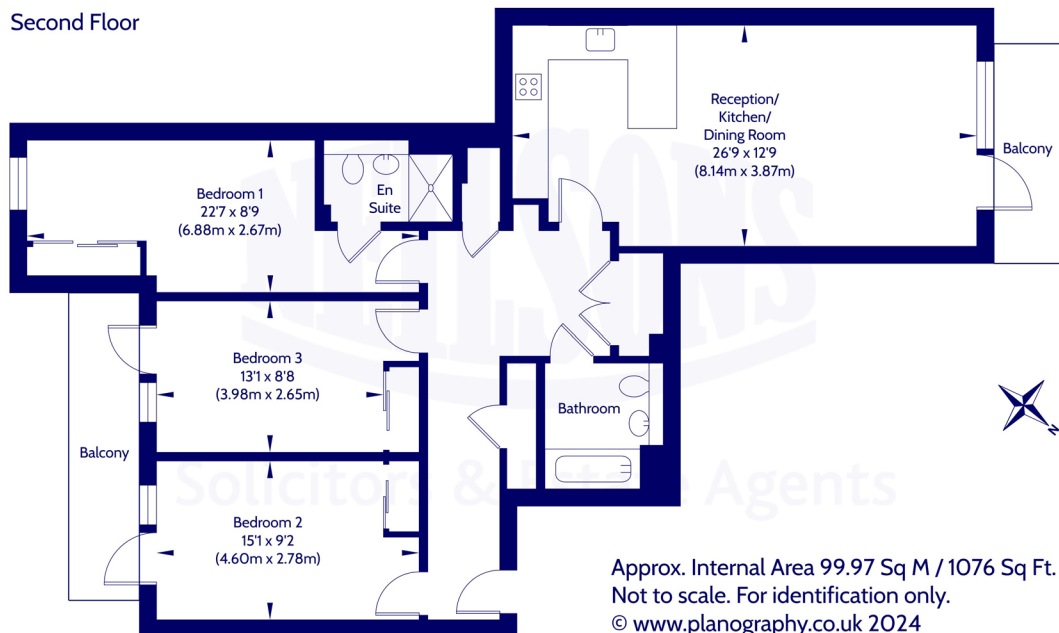


Location

Hughes Close enjoys a quiet setting in the fashionable Canonmills district of the city, located on the edge of Edinburgh's historic New Town. The property is well positioned for access to many local amenities including a Tesco and Lidl supermarket and a good selection of popular coffee shops, bars and restaurants. The vibrant Stockbridge district is within comfortable walking distance and provides an extensive choice of retailers, restaurants and bistros together with a wide range of services. There is an excellent choice of delightful green spaces to enjoy nearby including the spectacular Royal Botanic Gardens, Water of Leith Walkway and Inverleith Park. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city, with Waverley Train Station located approximately one mile away.



Second Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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