



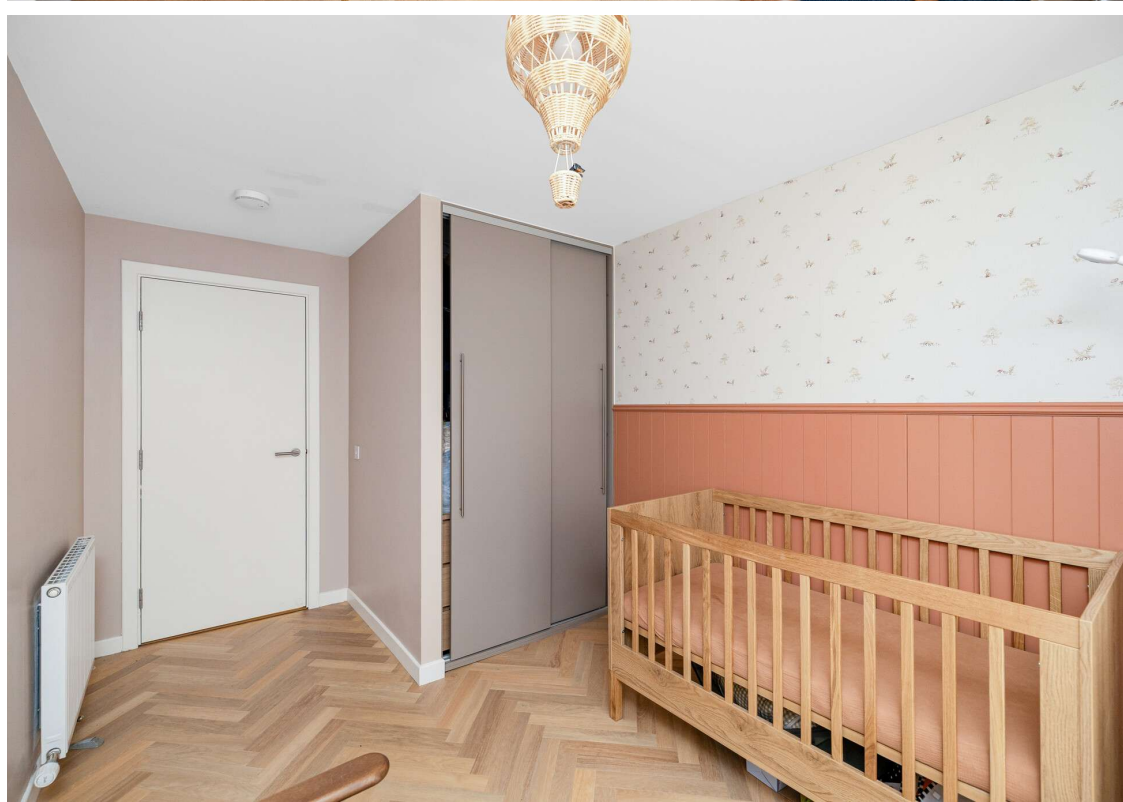


Welcome

Welcome to Hughes Close, McDougall McQueen are delighted to present to the market this exceptional two bedroom, first floor apartment forming part of a modern, factored development boasting a stylish interior with high quality finishes. The block further benefits from a secure entry system and lift access. The property forms part of the prestigious Canonmills Gardens development set in immaculate communal garden grounds located in the sought-after Canonmills area of Edinburgh within easy reach of both Stockbridge and Leith with a wide range of amenities, bars and restaurants along with swift transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception Hallway
- Dual aspect living/dining and kitchen
- Private balcony
- Fully equipped kitchen with integrated appliances
- Two double bedrooms, master with en-suite shower room
- Bathroom comprising WC, wash hand basin, bath with shower over
- Underfloor heating
- Double glazing
- Underground secure parking (permit required)
- On street permit parking available
- Communal garden areas





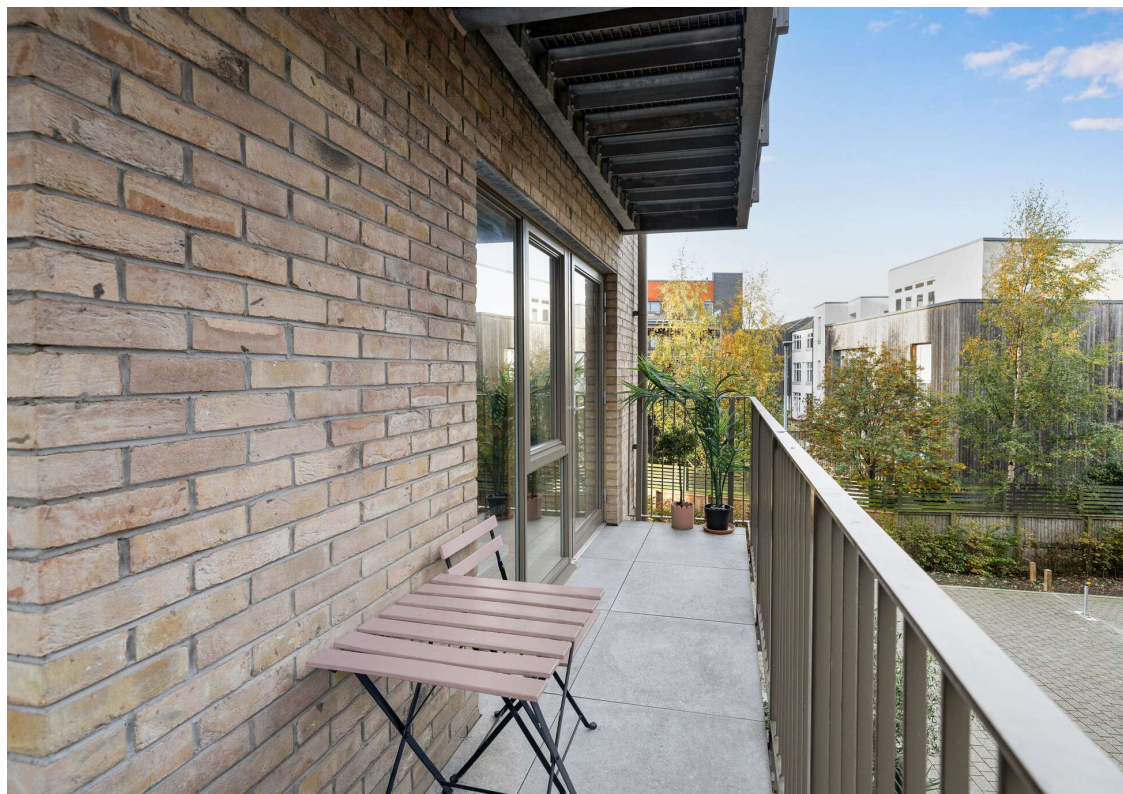


Canonmills

On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach along with the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.

Agents notes

The development is factored by Redpath Bruce with an approximate annual cost of £2,000 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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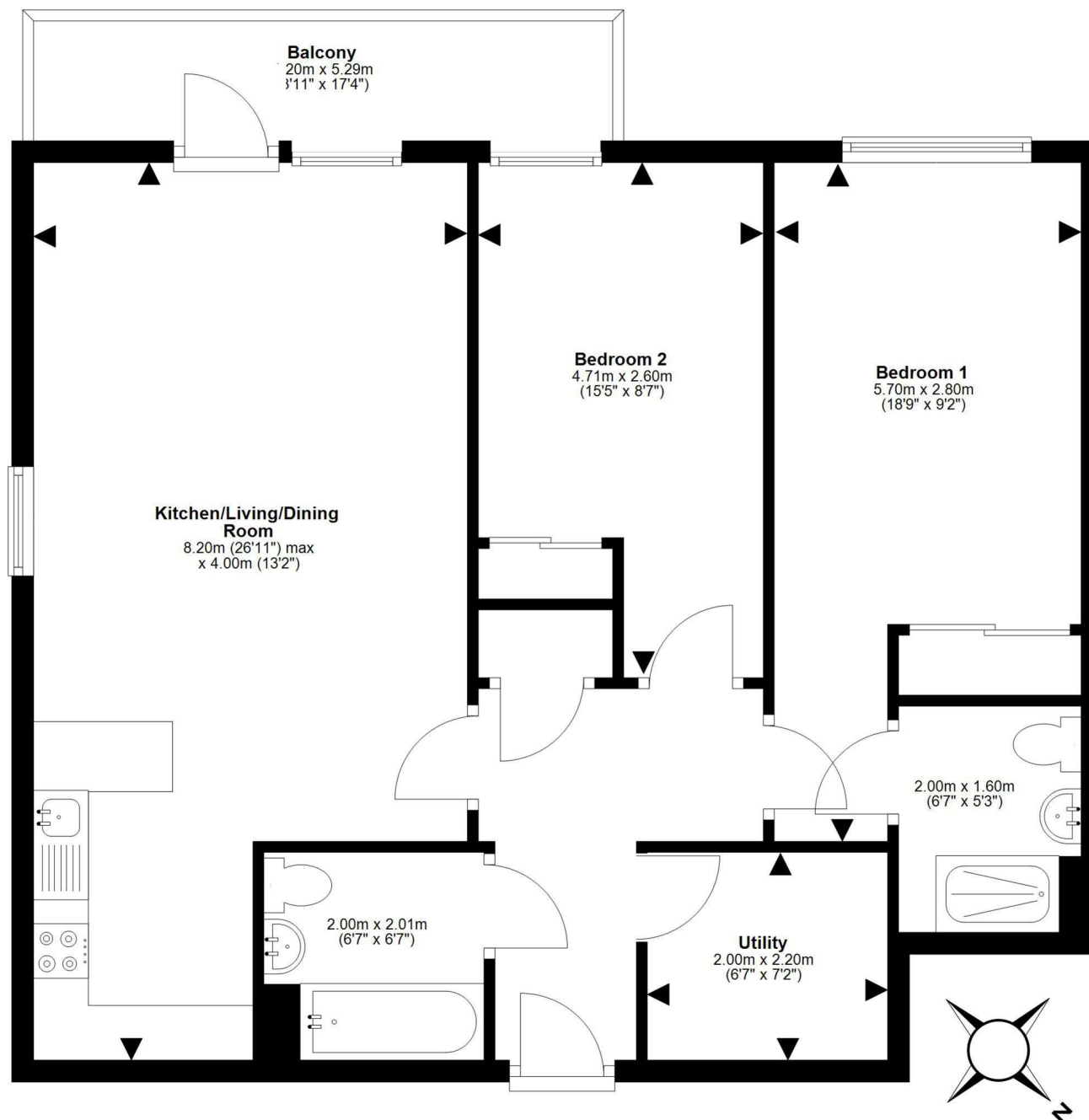
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.