



# 16/15 Hughes Close

Canonmills, Edinburgh, EH7 4FY



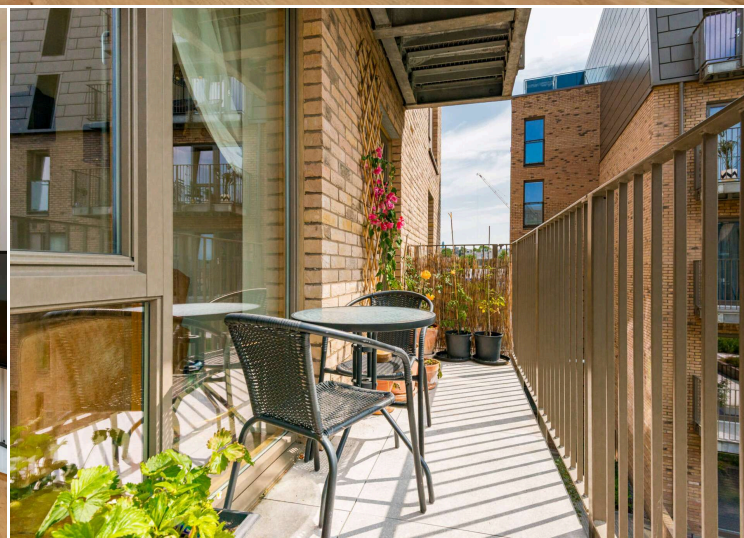
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## Bright & stylish 2 bedroom second floor flat with south-west facing balcony

- Open plan kitchen/dining/sitting room
- South-west facing balcony
- Principal bedroom with stylish en-suite
- Double bedroom 2
- Contemporary bathroom
- Popular & convenient location
- Beautifully landscaped shared grounds
- Permit parking
- Double glazing
- Communal gas central heating system



**Offers Over: £365,000**

**EPC Rating: B**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Forming part of an impressive modern development this superb 2 bedroom second floor flat has a lovely outlook over a peaceful, beautifully landscaped shared courtyard garden. The property is located in the desirable residential area of Cannonmills which lies within easy access to the City Centre and a variety of local amenities. The property benefits from a lovely south-west facing balcony and having the Water of Leith and St Marks Park close by.

The interior of the property is tastefully presented throughout and offers bright and well proportioned accommodation is excellent order throughout. The flat further benefits from an eco-friendly communal central heating system, a secure entryphone system and lift access.

## Extras

All fitted floor coverings, light fittings, blinds, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. (The curtains are not included in the sale price).







## Location

Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and St James Quarter. It offers all the convenience of city centre living combined with the benefit of good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street. Excellent shopping facilities can be found at Multrees walk and leisure facilities at the Omni include a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. 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 bus services to the city centre, and the tram terminus at York Place, Waverley rail station and St Andrews Square bus station are also within walking distance.

## Management

The development is factored and maintained by Redpath Bruce for an approximate quarterly fee of £540.00 which includes block buildings insurance.



## Flat 16, 15 Hughes Close, Edinburgh, Midlothian, EH7 4FZ



Flat - Approx. Gross Internal Area - 845 Sq Ft - 78.50 Sq M

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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

**☎ 0131 622 2626**

**✉ [property@vmh.co.uk](mailto:property@vmh.co.uk)**

**🌐 [vmh.co.uk](http://vmh.co.uk)**

**📄 DX: 552210, Edinburgh 68**

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