

# 4E Canon Street

CANONMILLS, EDINBURGH, EH3 5HE



*Generously proportioned three-bedroom flat in the sought-after Canonmills area of Edinburgh*



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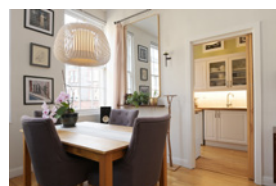


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McEwan Fraser Legal is delighted to present this spacious three-bedroom flat, brought to the market in excellent condition, having been upgraded by the current owners.

# THE LIVING ROOM



Inside, the property comprises a spacious living room which offers ample space for both dining and living, with various possibilities for furniture arrangements. The room is flooded with natural light from three large windows.

# THE KITCHEN



The fully equipped kitchen is accessed via the lounge and is fitted with timber butcher block work tops, electric hob, freestanding white goods appliances, and this is also where the new gas combi boiler is fitted.





The property boasts three bedrooms, two of which are generous double bedrooms with integrated storage and bedroom three is a great home office or single bedroom. There is one main bathroom in the property, which is a modern, three-piece suite with upgraded marble tile floors and a rainwater shower head powered from the mains.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

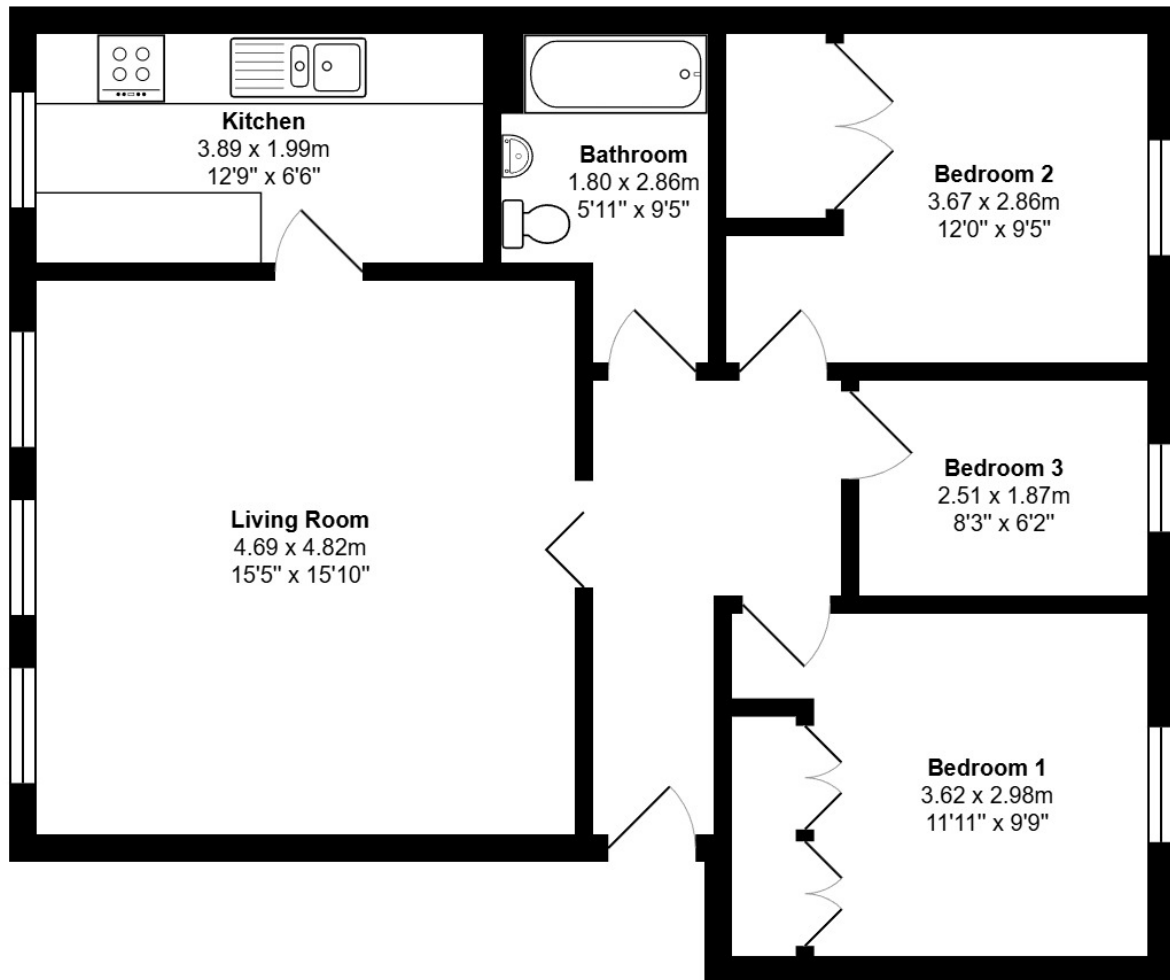


In addition, the property includes a communal rear garden, on-street permit parking, gas central heating and new double-glazed windows which carry a warranty. Viewings are by appointment.

# EXTERNALS

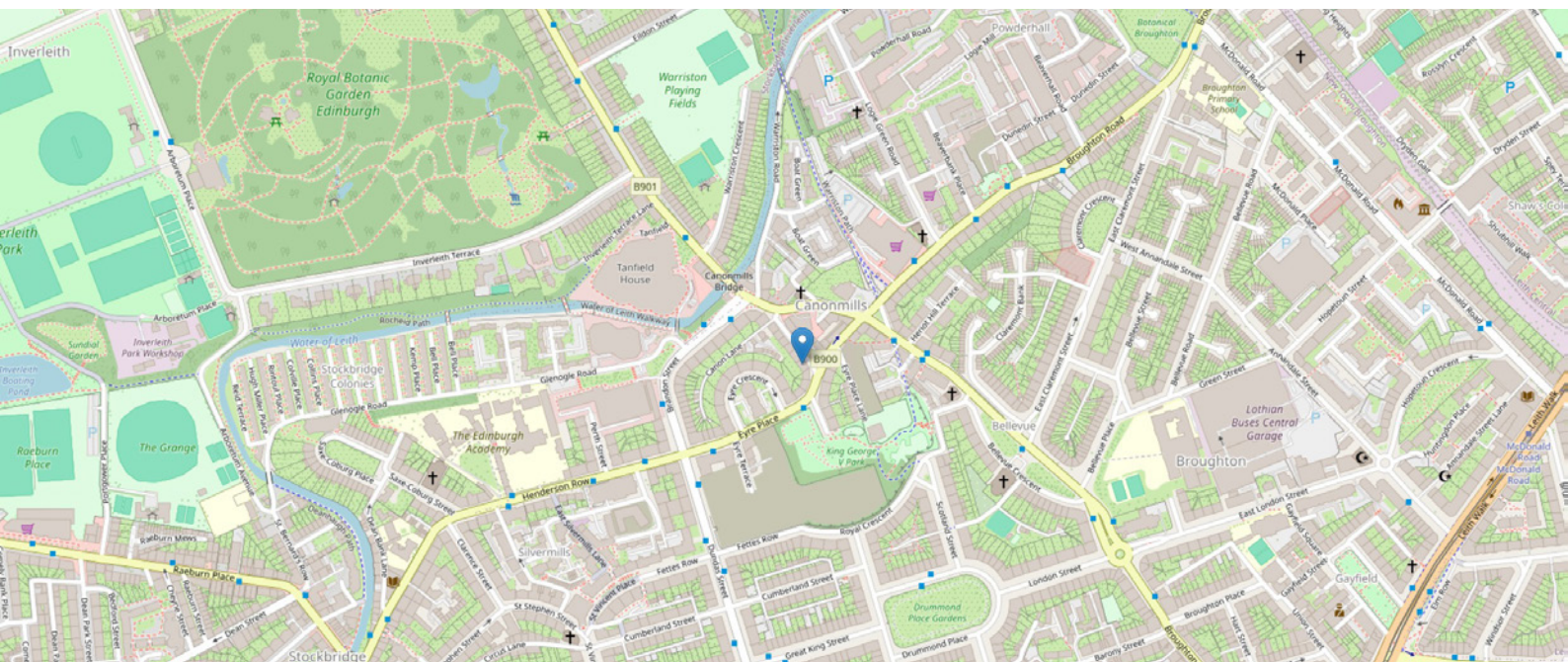


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Canonmills is a highly desirable area of Edinburgh, perfectly positioned between the city centre and the picturesque New Town. Known for its charming mix of traditional architecture and vibrant local amenities, the area offers an appealing blend of urban convenience and community atmosphere. Residents enjoy a fantastic selection of independent shops, cafes, and restaurants right on their doorstep, with Broughton Street just a short walk away offering an even wider range of dining options, boutique stores, and bars. Popular local eateries and coffee spots such as The Water of Leith Café Bistro, Hata Cafe, and Cardinal are favourites among locals.





Canonmills is ideally placed for access to several beautiful green spaces. The Royal Botanic Garden Edinburgh is just a short stroll away, providing stunning landscaped grounds and peaceful walking routes, while Inverleith Park offers wide open spaces, play areas, and city skyline views.

Families are well served by reputable schools and nurseries in the surrounding area, including Broughton Primary School and several well-regarded early learning centres.

With Edinburgh city centre within walking distance and excellent public transport links nearby, Canonmills offers easy access to Princes Street, Stockbridge, and other central areas, making it one of the most convenient and attractive places to live in the capital.



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