



73/3 Logie Green Road
CANONMILLS | EDINBURGH | EH7 4HF



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Set in a luxury modern building in the heart of Canonmills, moments from excellent amenities, quick transport links and the vast open green spaces of Inverleith Park and Water of Leith walkway is this immaculately presented and extremely spacious first floor apartment. Boasting secure parking, lift access and a manicured communal roof garden this property would make an ideal home conveniently close to the city centre.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, stunning open plan lounge/kitchen with generous dining space and luxury kitchen units. Master bedroom with built-in wardrobes and elegant en-suite bathroom with shower over bath, a second well-proportioned double bedroom with double built-in wardrobe, a useful and substantially sized box room and the flat is completed by an exquisite shower room.

- Modern, executive first floor apartment
- Secure parking and communal roof garden
- Lift access
- Welcoming hallway
- Bright open plan lounge/kitchen
- Two spacious double bedrooms
- Two bathrooms
- Large box room

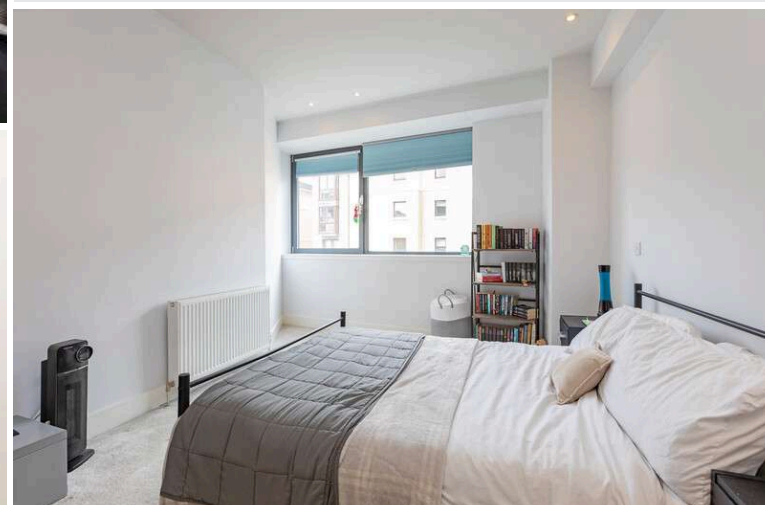
Please note that this property is factored. Factor fees are understood to be approx £190pm

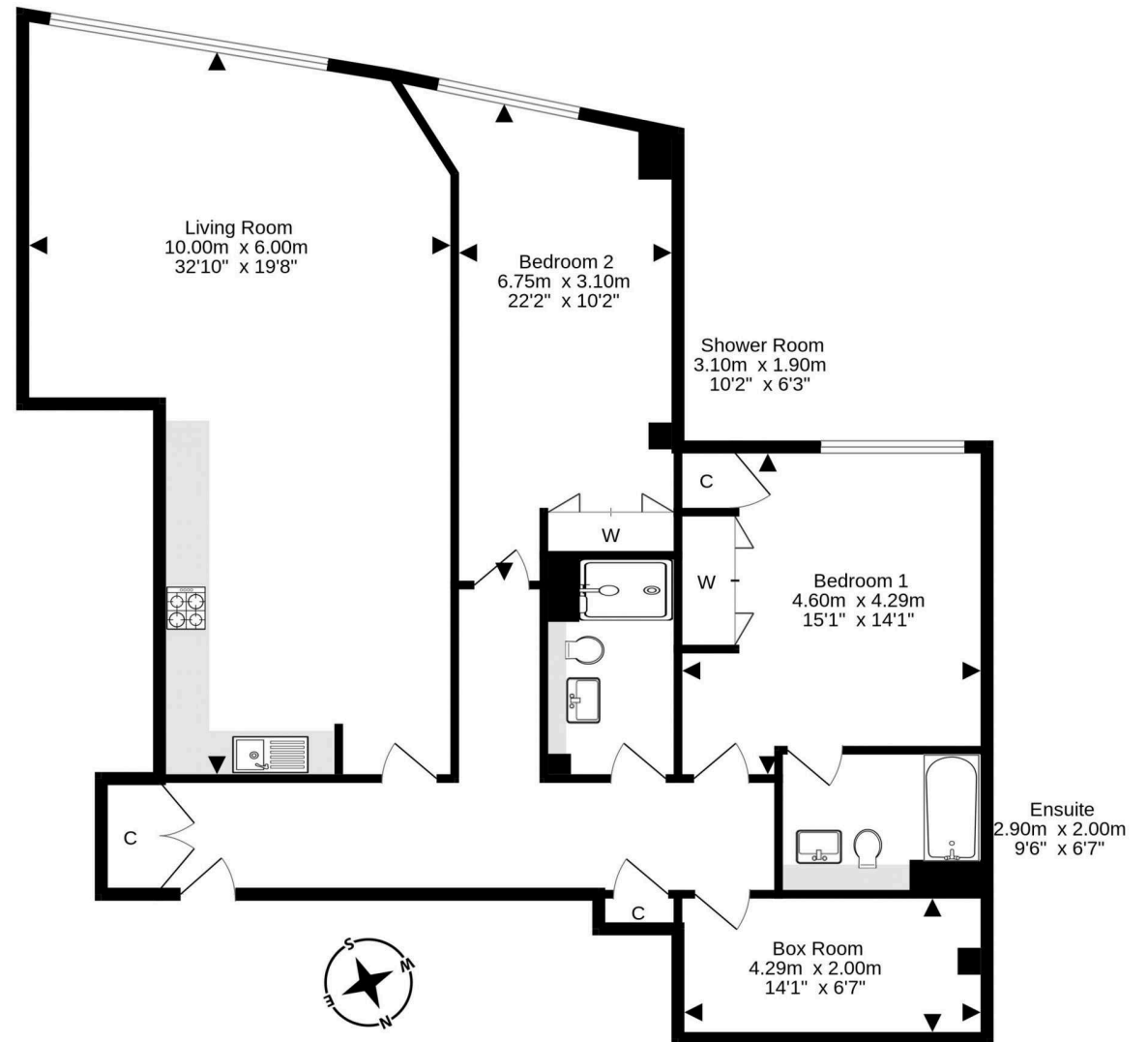
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Canonmills, just a short walk from the city centre offers all the convenience of City Centre living combined with the benefits of good local amenities. Artisan shops and supermarkets provide for everyday needs and there is an excellent array of high quality restaurants and bars in the surrounding area. First class schools provide education from nursery to senior levels. A regular bus and tram service operates to the City Centre and beyond. There is also easy access to Waverley Railway Station and St Andrews Square bus station. For recreation, there are the delightful open spaces of the Royal Botanic Gardens and Inverleith Park nearby with the Water of Leith walkway on your doorstep.

All integrated appliances and blinds can be available in the sale. Sofa can be available by separate negotiation.





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