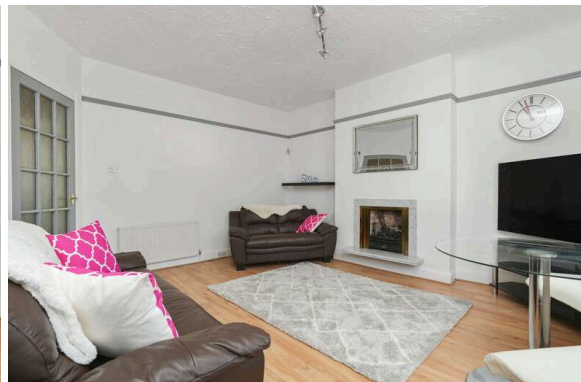
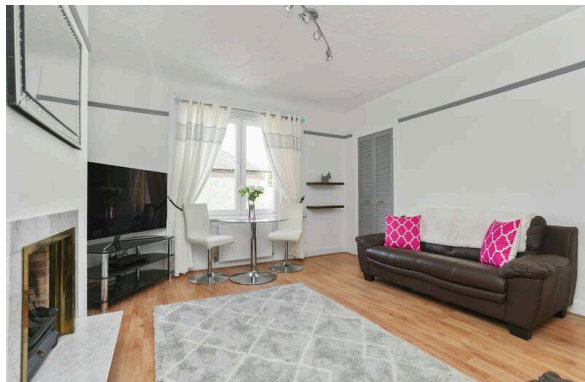




52 Logie Green Road
CANONMILLS | EDINBURGH | EH7 4HD


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Located in the Canonmills area of Edinburgh is this well presented main door upper villa with private garden and driveway. Offering bright and spacious accommodation, with gas central heating and double glazing, the property is in walk in condition throughout. The accommodation comprises of a private entrance, staircase to upper landing with deep storage cupboard and hatch to partially floored loft. The light filled living/dining room with feature fireplace is located to the rear of the property and leads through to the modern kitchen fitted with a range of high gloss base and wall units with integrated hob and oven, and space for appliances. There are two spacious double bedrooms to the front, one with fitted mirrored wardrobes, and a bathroom with three piece white suite with electric shower over the bath. Externally there is a driveway to the side along with private garden grounds to the front and side.

- Bright and spacious main door upper flat
- Generous living/dining room with feature fireplace
- Modern fitted kitchen with integrated hob and oven
- Two double bedrooms, one with fitted wardrobes
- Bathroom with electric shower over bath
- Good storage options including attic
- Gas central heating
- Double glazing
- Driveway to the side
- Large private gardens to front and side

EPC Rating D.

Extras include fridge/freezer, blinds, curtains.

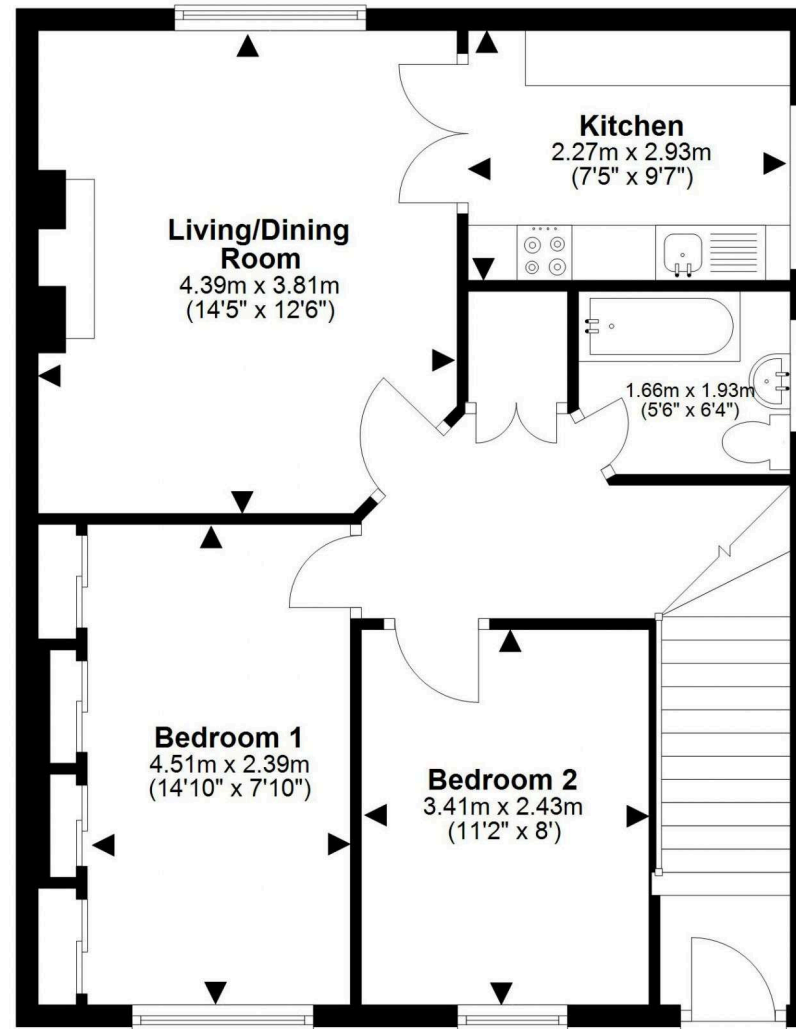
Other items of furniture may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Canonmills, just a short walk from the commercial heart of Edinburgh offers all the convenience of City Centre living combined with the benefits of good local amenities. Local shops and supermarkets provide for everyday needs and there is an array of high quality restaurants and bars in the surrounding area. Schools in the area provide education from nursery to senior levels. A regular bus 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.





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