

COULTERS®



1/3 POWDERHALL BRAE

POWDERHALL, EDINBURGH, EH7 4GD

2 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE



Quietly positioned in a sought-after modern development in Powderhall, this well-presented two-bedroom ground floor flat enjoys a peaceful yet central setting close to the Water of Leith, St Mark's Park and the amenities of Canonmills and Broughton. Set within landscaped communal grounds, the flat offers light and spacious accommodation with residents' parking and would make an ideal home for professionals, downsizers or investors alike.

Accessed via a well-kept shared stair with secure entry system, the property opens into a welcoming entrance hallway with excellent storage. There is a generous sitting/dining room which opens out to a private terrace. The adjoining kitchen has a good range of fitted units, ample worktop space and integrated appliances (including an almost brand new Bosch washer dryer).

KEY FEATURES

-  Peaceful location close to local park & Water of Leith
-  Private terrace off the sitting room.
-  Within walking distance of the city centre.
-  EPC Rating - C
-  Two double bedrooms, one with an en-suite.
-  Residents' permit parking.
-  Excellent local amenities nearby.
-  Council Tax Band - E



The principal bedroom features built-in wardrobes and an en suite shower room, while the second double bedroom also benefits from fitted storage. Both bedrooms have lovely, arched double doors which add great character to the space. A family bathroom with white three-piece suite completes the accommodation.

The flat is double glazed throughout and benefits from gas central heating. The building and development are professionally managed and well-maintained, with communal grounds, bike store and residents' permit parking (x2 permits come with the flat). The factor is Charles White and the approximate monthly charge is £175 which includes buildings insurance.



THE LOCAL AREA

Tucked between Canonmills and Broughton, Powderhall is a peaceful and attractive residential area just to the north-east of Edinburgh's city centre. Once home to a historic foundry and racecourse, the neighbourhood has been thoughtfully redeveloped in recent decades and is now known for its well-maintained modern apartments, leafy outlooks and riverside setting along the Water of Leith. Popular with professionals, young families and downsizers alike, it offers a tranquil, village-like feel while remaining within easy reach of the city's many attractions.

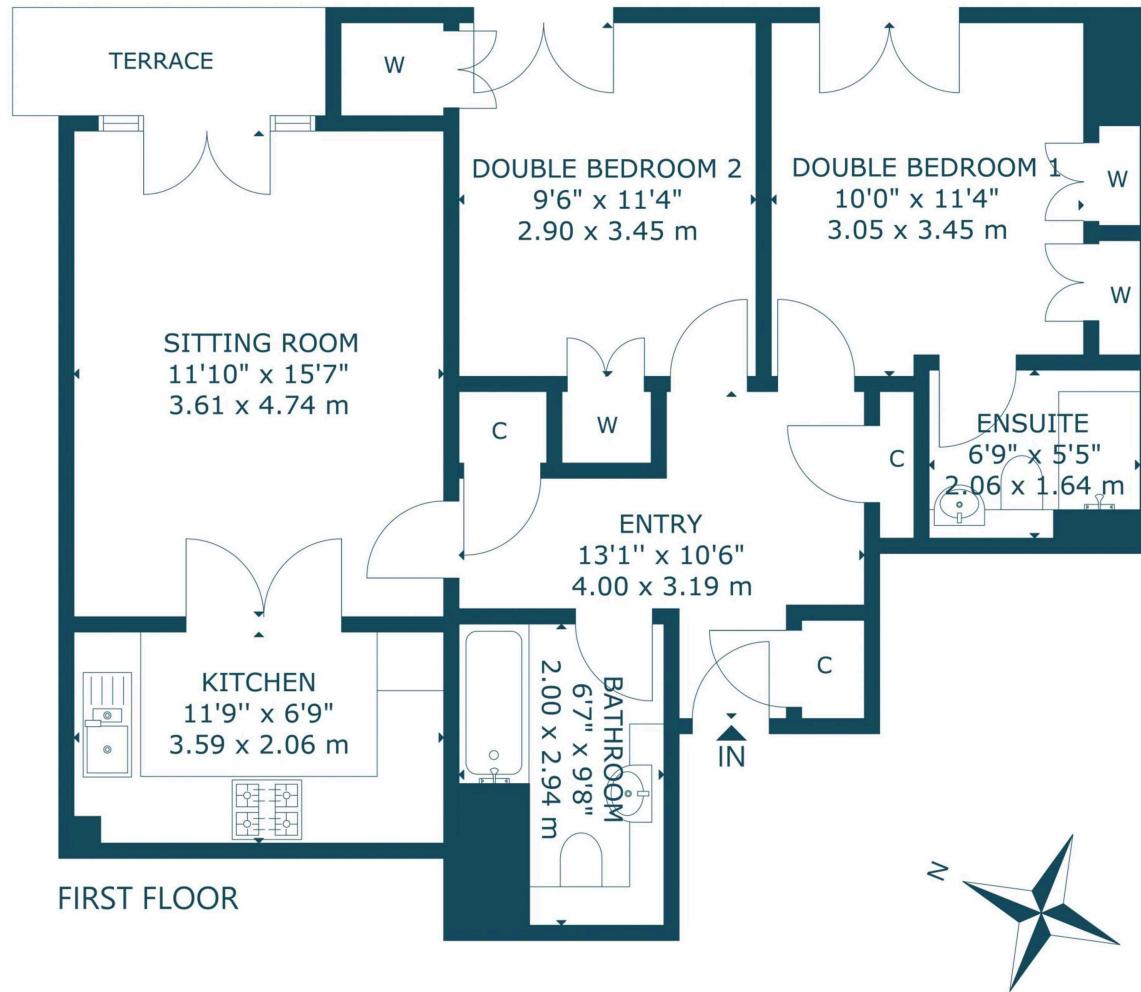
Powderhall enjoys excellent access to outdoor spaces, with St Mark's Park and the nearby Warriston playing fields offering space for exercise and recreation. The Water of Leith Walkway connects the area to Stockbridge, the Royal Botanic Garden and Dean Village, providing scenic walking and cycling routes across the city. Broughton Road and Canonmills are a short stroll away and offer a wide range of independent cafés, restaurants and local shops, while larger supermarkets, including Tesco and Lidl, are also close by.

The area is well placed for access to excellent schooling, including Broughton Primary and Drummond Community High School, and sits within easy reach of some of Edinburgh's most highly regarded independent schools. A regular bus service operates nearby, connecting to the city centre and beyond, while quick access to Ferry Road makes commuting to the west of the city, Edinburgh Airport and the wider motorway network straightforward.

EXTRAS

All curtains, fitted flooring and integrated appliances are included in the sale price. The furniture is available by separate negotiation. Some of the lampshades will be removed prior to sale.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 773 SQ FT / 72 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.