

COULTERS[©]

6/7 HUNTLY STREET

CANONMILLS, EDINBURGH, EH3 5HB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of desirable Canonmills, 6/7 Huntly Street is a bright and well-proportioned second-floor flat forming part of a traditional B-listed Georgian tenement. The property offers a blend of period charm and modern layout, ideal for those looking for a comfortable home in a central location and surrounded by fantastic amenities.

KEY FEATURES



Extremely spacious second floor flat.



Two generous double bedrooms.



Well maintained shared rear garden.



On street permit parking.



Botanic Gardens and Water of Leith on the doorstep.



Fantastic shops, cafes and restaurants close by.

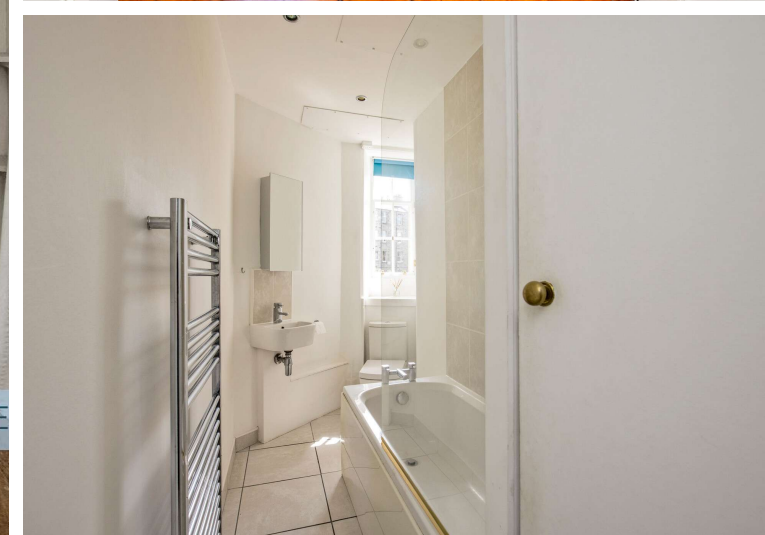


EPC Rating - C



Council Tax Band - C





The main living space is an open-plan sitting room and kitchen, featuring high ceilings, sash-and-case windows, and an attractive fireplace. The layout provides a relaxed and sociable setting, with the kitchen area fitted with modern units, open shelving, and integrated appliances.

There are two double bedrooms, both quietly positioned to the rear, and a smaller third room that could be used as a home office or guest room. A neatly finished bathroom with a shower over the bath completes the accommodation. Original features such as decorative cornicing, curved walls, wooden flooring, and working shutters are still in place, giving the flat a sense of character while remaining practical. The building has a secure entry system and access to a well-maintained shared garden at the rear.





THE LOCAL AREA

Just north of the city centre, the leafy suburb and conservation area of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a modelboating pond. Inverleith is also home to The Royal Botanic Garden: 72-acres of stunning gardens, magnificent glasshouses as well as plus exhibition spaces, cafés and restaurants. The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities. For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. The property lies in the catchment area for Broughton Primary School and Drummond High School and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price.

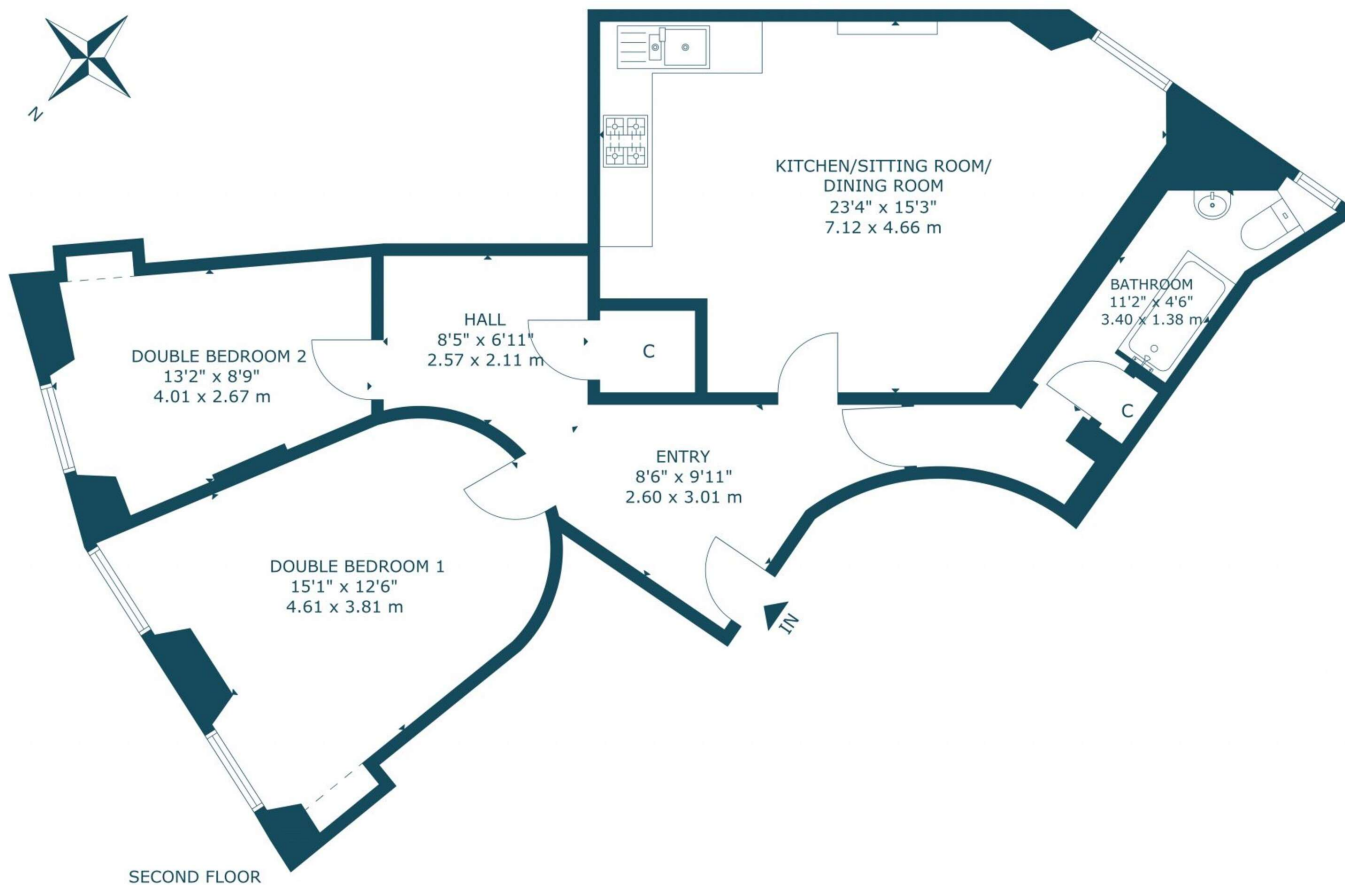
HOME REPORT VALUATION: £330,000





COULTERS[©]

COULTERS[©]



6/7 HUNTLY STREET, EDINBURGH, EH3 5HB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 848 SQ FT / 79 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.