

COULTERS[©]

26 HERIOTHILL TERRACE

CANONMILLS, EDINBURGH, EH7 4DY



1 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

26 Heriothill Terrace offers an excellent opportunity to acquire a charming main-door flat situated in the highly desirable Canonmills area of Edinburgh. This charming one-bedroom property seamlessly blends period character with modern comfort, providing an appealing home for professionals, first-time buyers, or investors seeking a well-located residence within walking distance of the city centre.

KEY FEATURES



Charming maindoor flat.



One generous double bedroom.



South-east facing shared garden.



On street permit parking.



Surrounded by Cannonmills independent amenities.



Within walking distance of the City Centre.



EPC Rating - D



Council Tax Band - B





The property's private main-door entrance enhances both privacy and convenience, leading into a bright and welcoming interior. The spacious double bedroom offers a comfortable retreat, while the well-proportioned living area benefits from ample natural light and a versatile layout suitable for both relaxing and entertaining. The kitchen and bathroom are both well-appointed, designed to make the most of the available space while maintaining a clean, contemporary finish.

Externally, residents enjoy access to a south-east facing shared garden, providing an attractive outdoor space ideal for enjoying the morning sun or unwinding after a day in the city. On-street permit parking is available, ensuring convenience for those with vehicles.



THE LOCAL AREA

Canonmills is a vibrant area situated just to the north of Edinburgh's city centre, close to the majestic Royal Botanic Garden and the beautiful Water of Leith.

It is a popular location for young professionals and students due to its proximity to the city centre and the St James Quarter. The area, and neighbouring Broughton Street and Stockbridge, feature a range of trendy cafes, restaurants and independent shops. For larger shopping requirements, Canonmills also has a Tesco and Lidl.

Although highly accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station and the tram link to Edinburgh International Airport.

EXTRAS

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

HOME REPORT VALUATION: £215,000



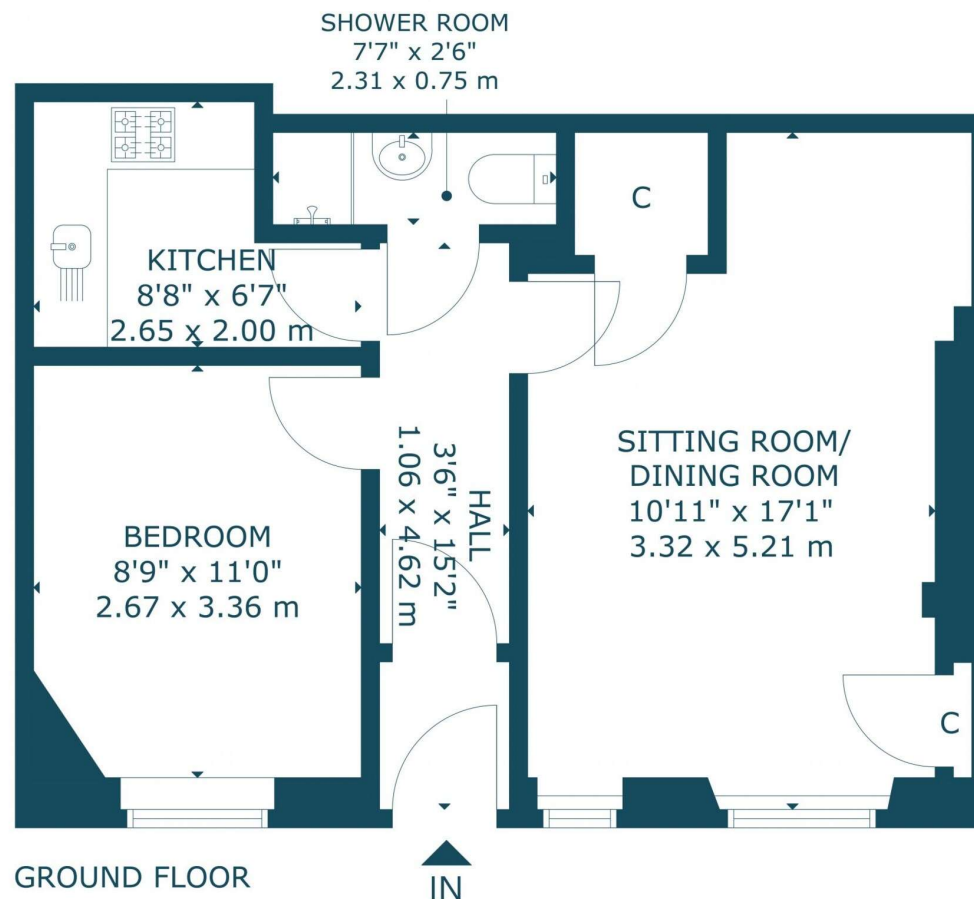
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



26 HERIOTHILL TERRACE, BROUGHTON, EDINBURGH, EH7 4DY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 440 SQ FT / 41 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.