



Solicitors & Estate Agents



Offers Over

£280,000

14/2 Powderhall Road

Cannonmills | Edinburgh | EH7 4GB

Neilsons are delighted to offer on to the market this most appealing ground floor flat which occupies a popular modern development, offering all the peace of a residential setting, whilst simultaneously being within easy reach of the city centre and a fantastic assortment of amenities/green spaces.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - E



Description

The apartment offers flexible and well-proportioned accommodation, boasts a private terrace to the rear, and would make an excellent first home or buy-to-let investment.

The property is accessed via secure entry/communal hall and briefly comprises: entrance hallway with built in storage, generously sized bay fronted reception room with wood flooring, neutral décor and coving to ceiling, well equipped kitchen which has been fitted with an excellent range of wood base and wall mounted units, complete with coordinated wipe clean worktops, splash tiling and space for a breakfasting table and chairs, light and spacious principal bedroom with fitted wardrobes, south facing terrace and en-suite shower room, a second good sized double bedroom also with storage, and main family bathroom with counter top basin, WC, bath and mains shower.



Extras

All blinds, light fittings, integrated appliances and fixtures will be included.

Gardens, Parking and Factor

There are beautifully kept communal gardens and planted beds scattered throughout the development, including a children's playpark. Ample residents parking is available, and the development is maintained by Charles White at a cost of approximately £250 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

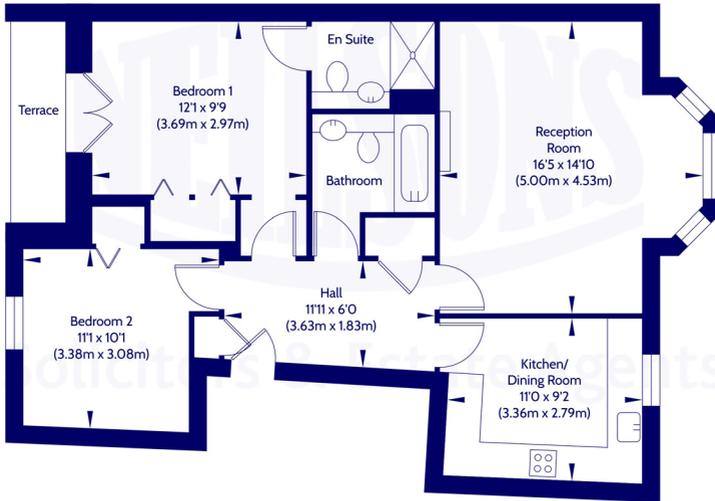
The property is situated in the desirable Canonmills area of the city close to a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row together with a local Tesco and Lidl supermarket. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capital's vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Approx. Gross Internal Floor Area 70 Sq M / 757 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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