

5 (1F1) Heriothill Terrace, Canonmills, Edinburgh, EH7 4DZ



5 (1F1) Heriothill Terrace | Canonmills | EH7 4DZ

Description

Superbly appointed first floor flat of immense appeal, forming part of a traditional tenement building. Situated in the desirable Canonmills area, and just a short walk from Stockbridge and the New Town allowing residents to benefit from most prized eateries and boutiques the city has to offer. The property is presented to the market in beautiful order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

Features

- Charming 1-bed first floor gable end flat
- Edinburgh Botanical Gardens & Water of Leith on the doorstep
- Sympathetic modern interiors finished to a good standard throughout
- Generously proportioned living/dining falling naturally into two defined areas
- Well equipped kitchen offering room dining
- Double bedroom with built-in storage
- Stylishly fitted shower room
- Gas central heating and double glazing
- Secure entry system
- Permit parking available

Extras

The oven, hob, washing machine and fridge are included.

Price and Viewing

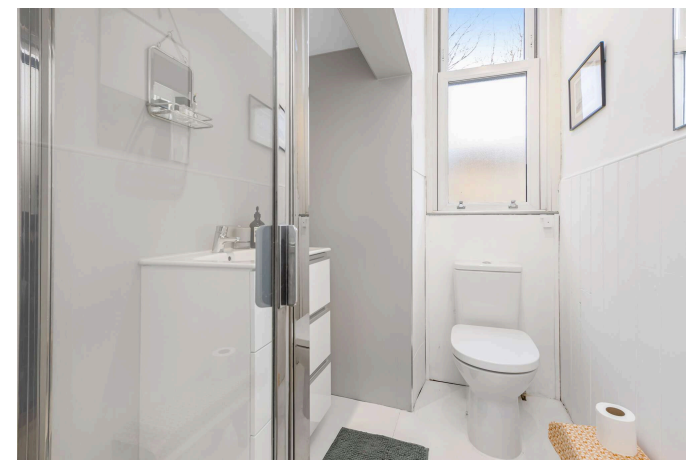
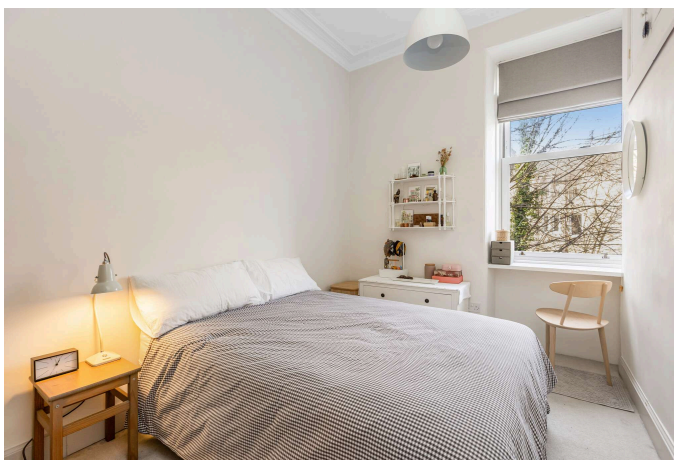
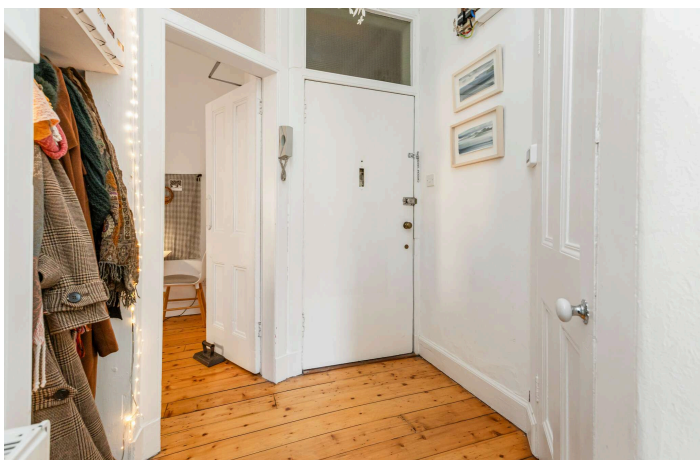
For price and viewing information or further details on this property please contact us on 0131 557 3188.

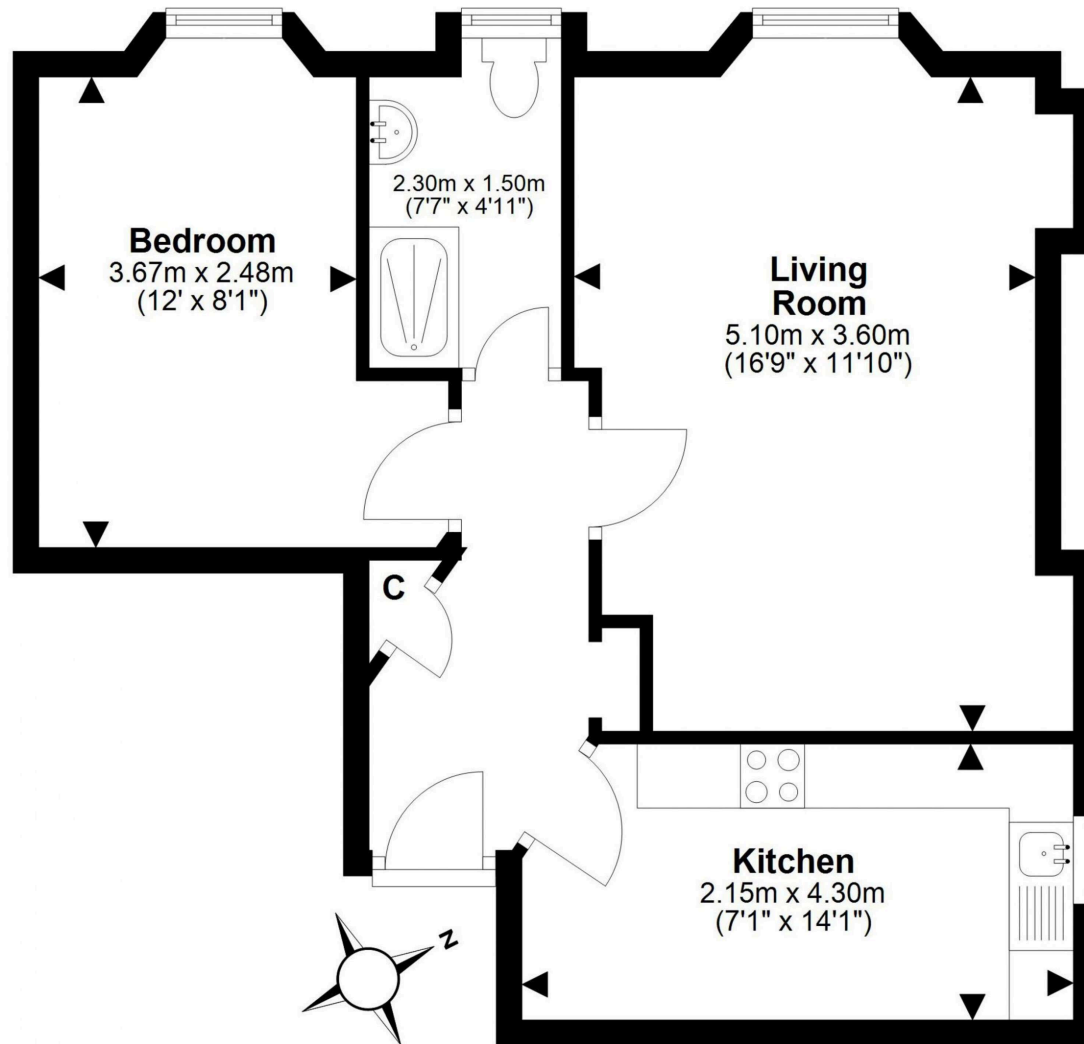


Location

Canonmills is north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. The property offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high-quality restaurants, bars and shops in nearby Broughton Street. The property is also within walking distance of the cosmopolitan Stockbridge and St James' Quarter with its anchor John Lewis store and excellent range of high end boutiques and restaurants, in addition to leisure facilities at the Omni centre which include a multi-screen cinema, numerous restaurants and a Nuffield Health Fitness & Wellbeing Gym. There is a Tesco Superstore conveniently located nearby, and a Waitrose supermarket can be found a short drive away at nearby Comely Bank. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path, are also within close proximity. There are excellent transport links with bus services to the city centre, the tram terminus at nearby York Place, and Waverley rail station and St Andrew Square bus station within walking distance.

EPC Rating: C





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



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