



34/14 Beaverbank Place, Edinburgh, EH7 4ET



Welcome

Offered to the market is this fantastic traditional top floor flat, situated within the popular Canonmills area of Edinburgh. The property has been exceptionally well maintained and upgraded by the current owner, making it a true move-in purchase for any first-time buyer, professional or investor.

The accommodation comprises a bright and stylish open-plan lounge/kitchen. The kitchen has been fitted with a modern range of wall and base units, complemented by a breakfast bar area, induction hob with extractor hood above, integrated electric oven and ample worktop space. The lounge area offers a contemporary and welcoming feel, enhanced by stylish light fittings and excellent natural light.

The double bedroom is of good proportion and benefits from built-in mirrored wardrobes together with fitted carpet creating a warm and comfortable space. The shower room has been tastefully refitted and comprises a corner shower cubicle, wash hand basin set within a vanity unit and low-level WC.

Further benefits include laminate flooring within the lounge/kitchen, double glazing and electric panel heaters.





Canonmills

Situated within the sought-after Canonmills area of Edinburgh, Beaverbank Place enjoys an excellent position just a short distance from the city centre. Canonmills has become one of Edinburgh's most desirable districts, offering a superb mix of independent cafés, fashionable bars, popular restaurants and local shops, all within easy walking distance.

Nearby areas such as Stockbridge and Broughton Street further enhance the appeal, offering a vibrant atmosphere together with a selection of artisan coffee shops, boutiques and well-regarded eateries. For everyday shopping requirements there is a large supermarket close by, while the nearby St James Quarter provides an extensive range of high street retailers, leisure facilities and dining options.

For outdoor enthusiasts, the beautiful Royal Botanic Garden and Inverleith Park are both nearby, providing excellent green space for walking, running and relaxing. The Water of Leith walkway is also easily accessible. The area is exceptionally well served by regular public transport links, offering swift access throughout Edinburgh and beyond, while Waverley Railway Station, the tram network and Edinburgh's city centre are all within easy reach.

Extras

Included in the sale are light fittings, window coverings, fridge and washing machine.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

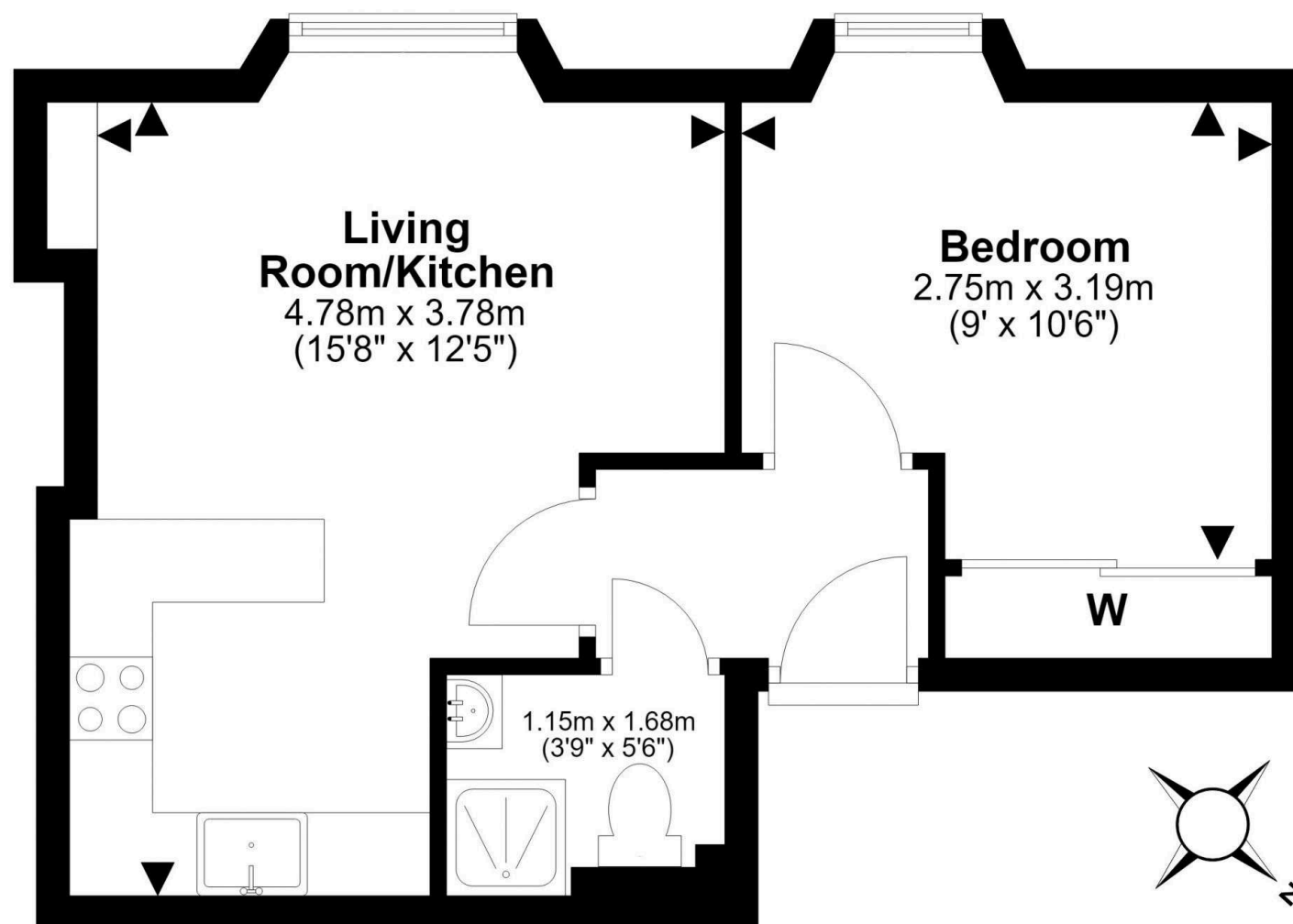
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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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.