



6/4 Powderhall Rigg
POWDERHALL | EDINBURGH | EH7 4GA


warners
solicitors & estate agents



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Nestled in a quiet, modern development, moments from the city centre, Water of Leith and excellent amenities is this spacious corner aspect, ground floor apartment. Boasting leafy green outlooks, ample resident's parking, manicured communal grounds, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a bright dual aspect, corner lounge with four large windows and generous dining space, a luxury kitchen with attractive units, a master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with white three piece suite.

- Modern ground floor apartment in quiet development
- Landscaped communal grounds, and ample resident's parking
- Close to Water of Leith walkway and close to city centre
- Welcoming hallway with good storage
- Bright corner aspect lounge with dining space
- Exquisite kitchen installed circa 2024
- Two large double bedrooms
- Two bathrooms
- Gas central heating and double glazing

Energy Rating C, Council Tax E

Factor fees are approximately £135 per month and are payable to Charles Whyte.

All fixtures, fittings, curtains, blinds, integrated appliances and furniture are included in the sale.

The tumble dryer may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Powderhall and Canonmills, just a short walk from the commercial heart of Edinburgh offers all the convenience of City Centre living combined with the benefits of excellent local amenities. Thriving shops and supermarkets provide for everyday needs and there is an array of high quality restaurants and bars in the surrounding area. Schools in the area provide education from nursery to senior levels. The new exciting St James' Quarter is a short stroll away for high street and luxury brands. A regular bus service operates to the City Centre and beyond. There is also easy access to Waverley Railway Station and St Andrews Square bus station. For recreation, there are the delightful open spaces of the Royal Botanic Gardens and Inverleith Park nearby and the Water of Leith walkway is moments away with delightful tree lined walks and cycle routes.



