



11 (2f2), Canon Street

Edinburgh, EH3 5HE



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54sqm

EPC

C

AS Anderson
Strathern

11 (2f2), Canon Street

Edinburgh, EH3 5HE

Forming part of a traditional stone-built tenement, this appealing second-floor flat offers well-presented accommodation extending to approximately 54 sq m. The property combines period character with modern comforts, making it an ideal purchase for first-time buyers, professionals, or investors.

The accommodation is entered via a welcoming entrance hall which provides access to all principal rooms. The bright living room is a particularly attractive reception space, featuring a bay window which draws in an excellent level of natural light, together with an open fireplace which creates a charming focal point. The fitted kitchen provides good storage and workspace.

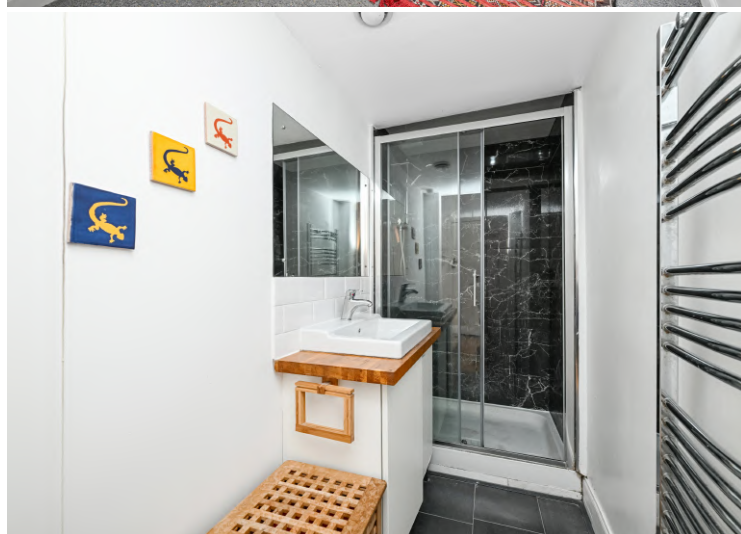
There are two comfortable bedrooms, with the second offering flexibility as a home office, study, or guest room. Further accommodation comprises a shower room and a separate WC, providing additional convenience for day-to-day living.

Additional benefits include gas central heating, fully double-glazed timber sash and case windows, a secure entry phone system, and access to shared rear garden grounds. Presented in good decorative order throughout, the flat offers an appealing balance of traditional character and modern convenience, together with a practical layout suited to a variety of lifestyle requirements.

Property features

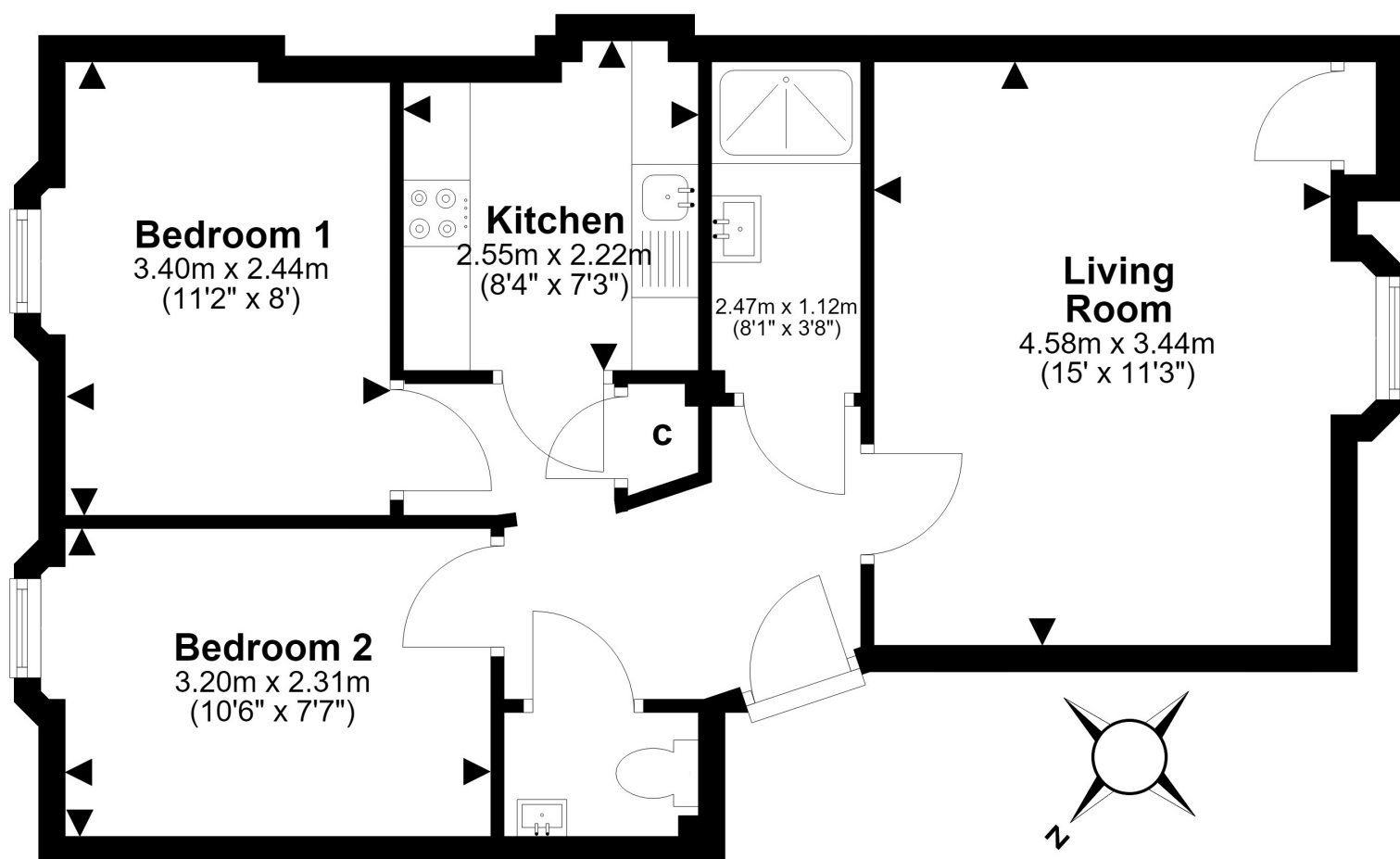
- Traditional second-floor tenement building
- Bright living room
- Open fireplace
- Separate shower room
- Gas central heating
- Double glazing
- Shared rear garden





Location

Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. Canonmills 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 the surrounding area, especially on nearby Broughton Street. There is a Tesco Superstore conveniently located on Broughton Road, 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 bus services to the city centre, and Waverley rail station, tram stop at Piccady Place and St Andrews Square bus station are also within walking distance.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings, and fixtures. The free-standing fridge freezer is also included in the sale. Furniture may be available by separate negotiation.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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