



73/1 Logie Green Road, Edinburgh, EH7 4HF



Welcome

Welcome to Logie Green Road. Forming part of a modern, factored residential development in the highly desirable Canonmills district of Edinburgh, this impressive ground floor apartment offers spacious and well-proportioned accommodation ideally suited to professionals, couples, families and investors alike. The accommodation is centred around a generous open-plan living, dining and kitchen space, creating an excellent environment for both everyday living and entertaining. Large windows and glazed doors allow an abundance of natural light to flood the room while providing direct access to a private and spacious garden area, offering a seamless connection between indoor and outdoor living. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Open plan living/dining and kitchen with direct access to the garden
- Fully fitted kitchen
- Three bedrooms, one with an ensuite bathroom
- Stylish bathroom presented as a shower room
- Gas central heating
- Double glazing
- Secure video entry system
- Lift access to all floors
- Allocated space in the secure covered carpark
- Further permit and metered parking are available
- Private and spacious south facing garden to the front and side with covered seating area





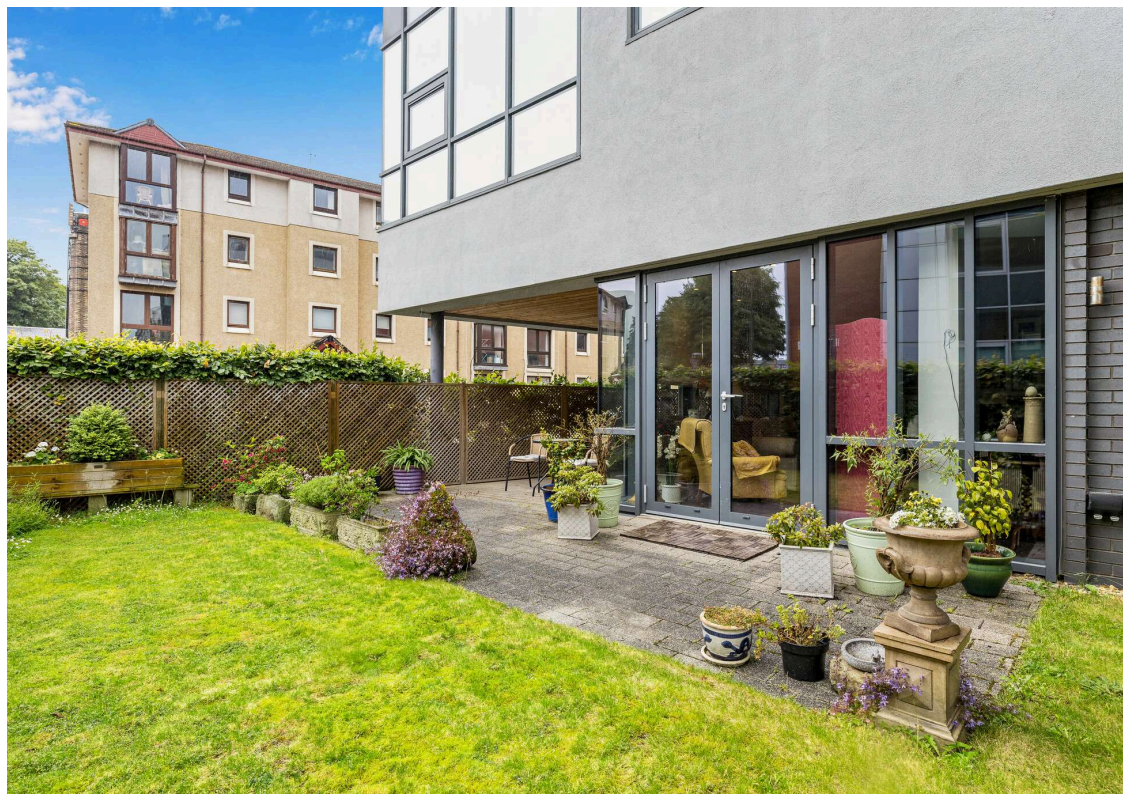


Canonmills

Logie Green Road is located in the popular Canonmills area of Edinburgh, which adjoins the city's prestigious New Town. The area is typified by a variety of traditional flats and houses, mainly Victorian and Georgian. Residents are well placed for an excellent range of amenities in the vicinity, including a range of fashionable bars and restaurants. The vibrant Stockbridge area can be accessed on foot in a matter of minutes, whilst Princes Street is just a short journey away by bus or car. Some of Edinburgh's best loved green areas are close by, including the Royal Botanic Gardens, St Mark's Park and the Water of Leith Walkway. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Agents Note

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Simply Factors with an approximate annual fee of £1,650 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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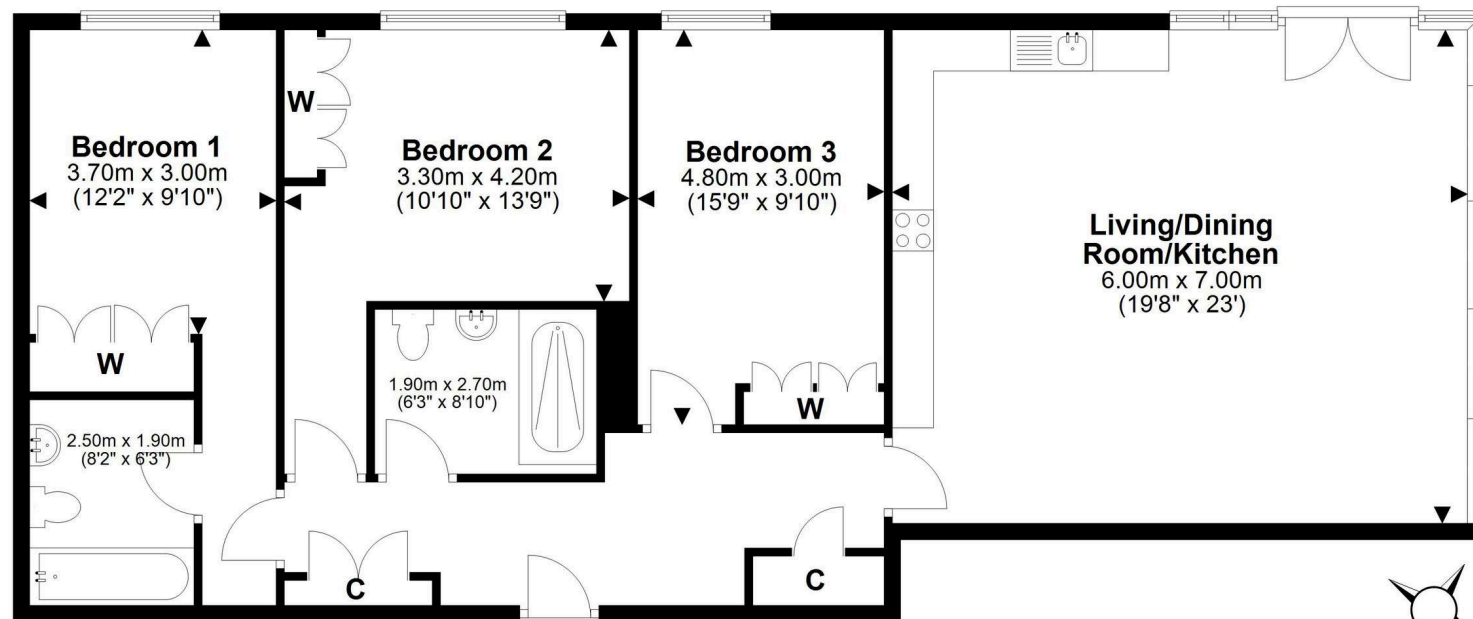
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.