

5/3 Powderhall Brae Edinburgh EH7 4GE

Offers Over £325,000

- Large living/dining room featuring French doors to private terrace
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and integrated appliances
- Two double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private terrace and communal gardens
- Residents parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £1400



1



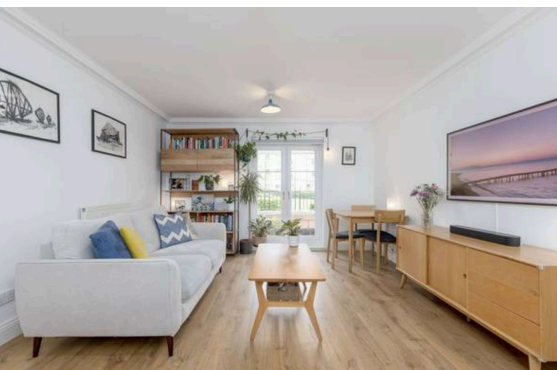
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2



EPC C



Flat

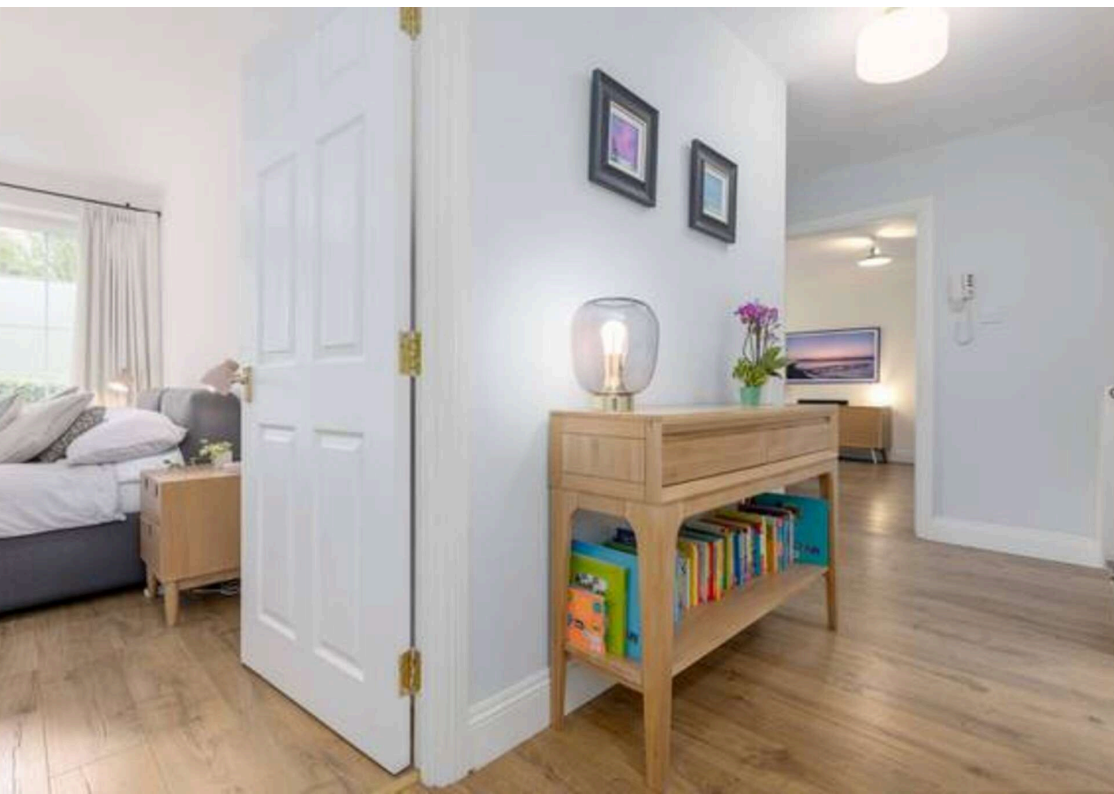
5/3 Powderhall Brae is a beautifully presented flat offered in true turnkey condition, the property enjoys excellent transport links to the city centre and a superb range of local amenities. It is sure to attract strong interest, and early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright spacious living room/dining room ideal for entertaining friends and family featuring French doors to a private terrace. The recently fitted kitchen is equipped with a stylish range of wall and floor-mounted units, gas hob, double oven, and integrated appliances, with white goods included in the sale. There are two generous double bedrooms, both featuring built-in wardrobes providing excellent storage and the master featuring a beautiful en-suite fitted with a two-piece suite and mains walk in shower. The family bathroom has also been recently upgraded and includes a three-piece suite with a mains shower over the bath. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, residents enjoy lift access, well-maintained communal gardens, and two residents' parking permits. **Please Note:** The property is factored by Charles White with a quarterly fee of £350 covering buildings insurance and maintenance.

Powderhall Brae is located just north of Edinburgh city centre and is well served by frequent bus services providing swift access into town. Waverley Station and St Andrew Square Bus Station are also easily accessible, making the property ideal for commuters. Local shopping includes a nearby Tesco Superstore, while George Street, Princes Street, and the St James Quarter offer an excellent selection of high-street and luxury retailers, restaurants, and entertainment options. Leisure facilities in the area include popular bars and cafés, the Vue Cinema at the Omni Centre, the Playhouse Theatre, and the Royal Botanic Gardens

Viewing by appointment on 0131 337 1800

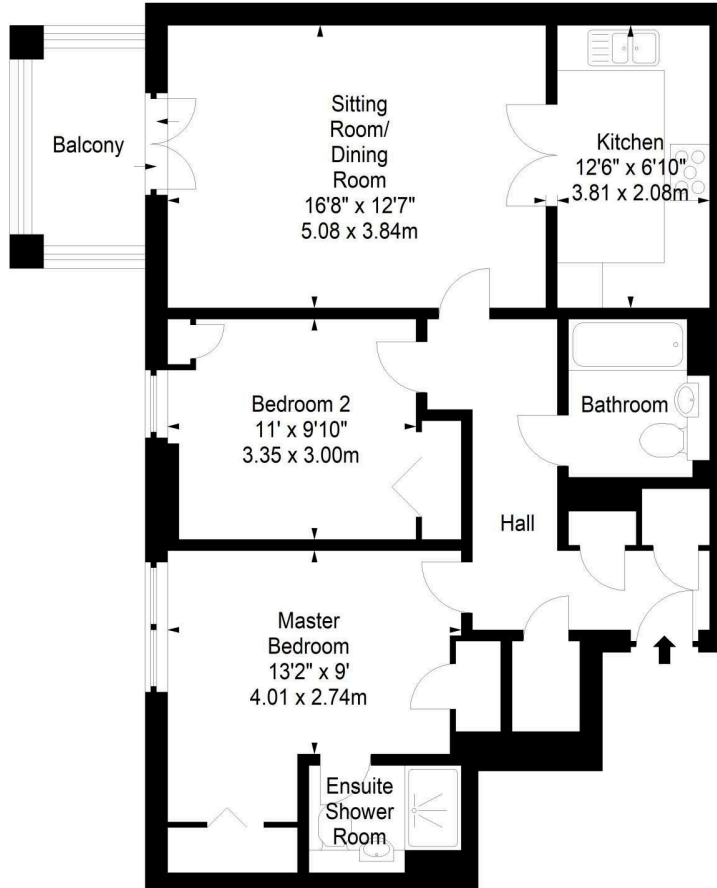




**Powderhall Brae,
Edinburgh,
Midlothian, EH7 4GE**



Approx. Gross Internal Area
809 Sq Ft - 75.16 Sq M
For identification only. Not to scale.
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Ground Floor



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