



6/6 Powderhall Rigg

Canonmills, Edinburgh, EH7 4GA



VMH ESTATE AGENTS



Bright and well-proportioned two-bedroom first floor flat

- Welcoming entrance with storage
- Bright & spacious sitting/dining room
- Modern kitchen
- Principal bedroom with en-suite
- Double bedroom 2 with built-in wardrobes
- Family bathroom
- Double glazing & gas central heating
- Well maintained landscaped gardens
- Residents' parking
- Peaceful location close to Water of Leith



Offers Over:

£325,000



Further information can be found in the home report.

About the Property

A bright and well-proportioned two-bedroom first floor flat located within the popular Powderhall area of Edinburgh. The property offers modern accommodation with excellent storage and a spacious layout throughout.

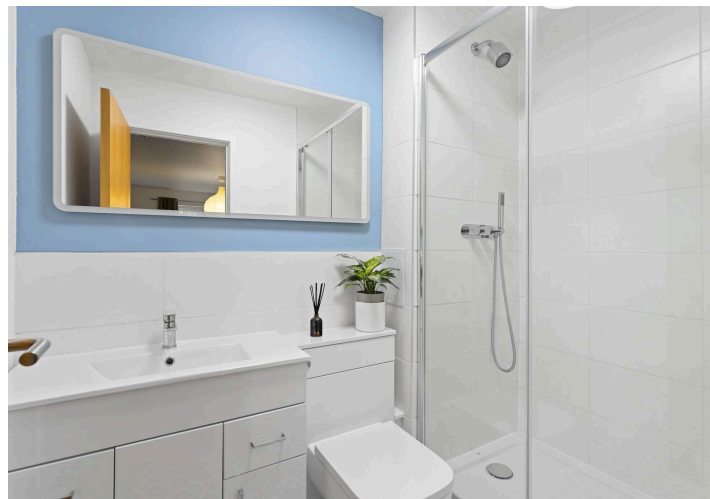
The impressive dual aspect sitting/dining room provides an ideal space for relaxing and entertaining, while the fitted kitchen is conveniently positioned next to the main living area. The principal bedroom benefits from an ensuite shower room and built-in wardrobes, complemented by a further double bedroom and a modern family bathroom. A useful storage cupboard is located within the hallway.

The building and development are well-maintained, with communal grounds, bike store and residents' permit parking.

Extras

All fitted floor coverings and carpets, blinds, light fittings, hob, extractor hood, oven, fridge freezer and washing machine will be included in the sale.





📍 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, George Street and St James Quarter. It offers all the convenience of city centre living combined with the benefit of good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street. Excellent shopping facilities can be found at Multrees walk and leisure facilities at the Omni include a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. 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 the tram terminus at York Place, Waverley rail station and St Andrews Square bus station are also within walking distance.

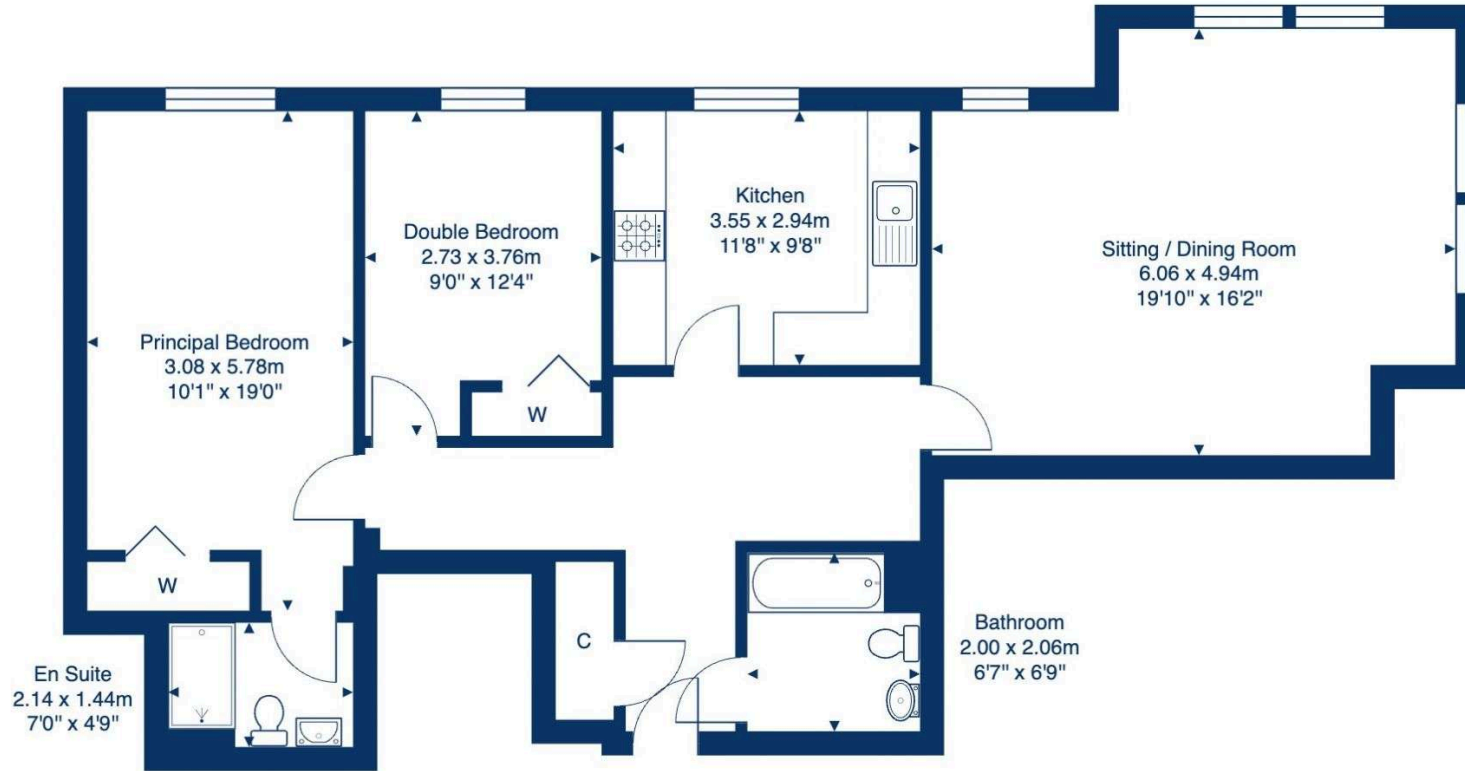
🏠 Management

The development is factored by Charles White at a rate of approx £128 pcm inclusive of buildings insurance, lift maintenance, weekly stair cleaning, landscaped gardens and all common areas.



Floor Plan

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First Floor



Total Area: 90.6 m² ... 975 ft²

All measurements are approximate and for display purposes only.



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