

OFFERS OVER £330,000

5/11 Powderhall Rigg
Edinburgh, EH7 4GA

drummondmiller
Solicitors & Estate Agents



- Bright south-facing living room with dining area
- Large fitted kitchen with integrated appliances
- Principal bedroom with dressing area, en-suite shower room and Juliet balcony
- Secure entry system and lift access
- Two private residents' parking spaces
- Stunning views of the Edinburgh skyline
- EPC B

Description

Drummond Miller presents this stunning duplex apartment within an exclusive modern development, occupying the third and fourth floors with superb elevated views across Edinburgh's skyline towards Edinburgh Castle.

Entered via a spacious reception hall, the lower level offers two generous double bedrooms, including a principal suite with dressing area, newly renovated en-suite shower room and patio doors to a Juliet balcony, plus a further double bedroom and family bathroom also newly renovated.

A staircase leads to the upper level, where a bright south-facing living room provides ample space for relaxing and dining within a semi-open plan layout, flowing into a large fitted kitchen with integrated appliances. The property further benefits from secure entry, lift access, beautifully maintained landscaped grounds and two private residents' parking spaces.





Central Heating and Double Glazing

The property benefits from gas central heating and double glazing throughout.

Garden and Parking

The development is surrounded by beautifully landscaped communal grounds.

The property benefits from two private residents' parking spaces within the development.

Location

Canonmills is a highly desirable central Edinburgh location, ideally positioned within easy walking distance of the city centre.

Powderhall Rigg enjoys a picturesque setting beside the Water of Leith with direct access to St Mark's Park and the extensive cycle path network. The Royal Botanic Garden Edinburgh and Inverleith Park are both within easy reach.

Excellent local amenities are available nearby, including a large Tesco supermarket, a Marks & Spencer Food outlet and a PureGym. The vibrant cafés, bars and restaurants of Broughton Street are close at hand, along with the Playhouse Theatre and the Omni Centre.

The area is also well served by a range of schooling options from nursery through to secondary level.

Council Tax and EPC

Council Tax band E and has a B-rated Energy Performance Certificate.

Home Report

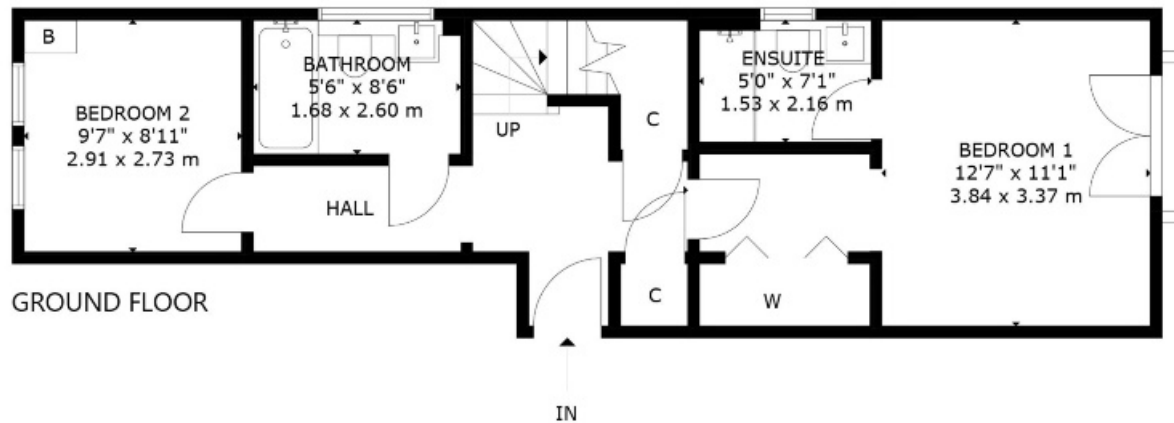
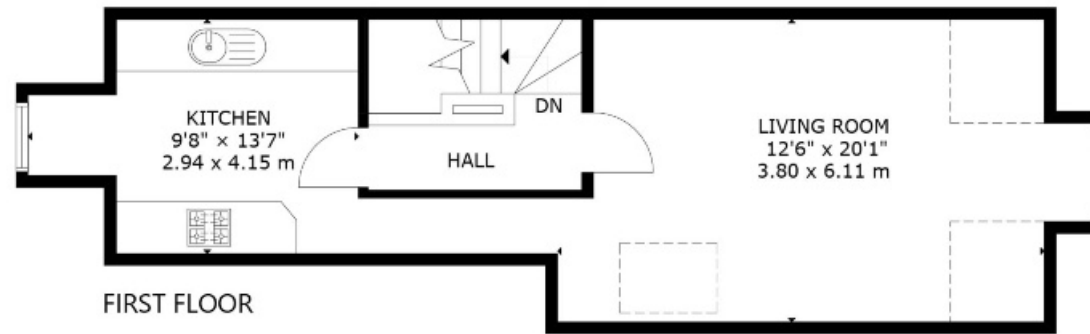
The property has been valued at £340,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.



5 - 11 POWDERHALL RIGG, EDINBURGH, EH7 4GA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 967 SQ FT / 89 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents



Local People. Local Offices.

Call us on **0131 229 3399** or
 email property@drummondmiller.co.uk
drummondmiller.co.uk

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

