



4 (Pf3) Cannonmills
Edinburgh, EH3 5HA

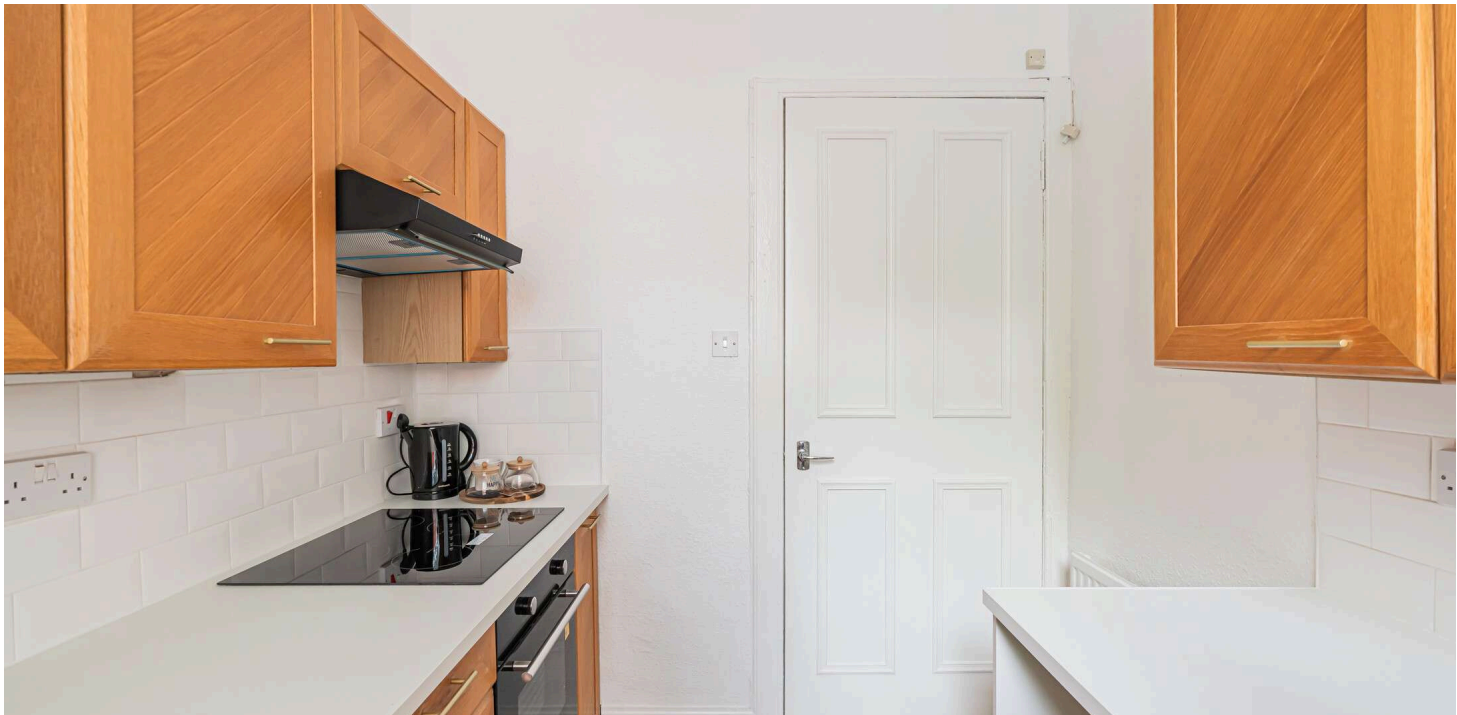
Hall
Sitting room
Double bedroom
Bathroom
Separate W.C.
Shared rear garden
Gas central heating
Double glazed windows
EPC: D
Council tax band: C

The subject of sale forms a most charming lower ground floor one bedroom flat, situated on the edge of Edinburgh's bustling New Town. The property offers an ideal opportunity for first time buyers looking for a city centre home or as an investment as it affords great potential as a buy to let. Situated close to Inverleith and the Royal Botanic Gardens the property is also within easy walking distance of Edinburgh city centre, the new St James Quarter and Princes Street.

The freshly decorated accommodation comprises: Hall with deep utility cupboard. Sitting room, a good sized bright room with window to front. Kitchen with base and wall mounted units and window to the side, electric hob, oven and cooker hood and ample worktop space. Large double bedroom to front with window, display alcove and door leading to bathroom with modern suite with instant shower over bath, heated towel rail and finished tastefully with "Wet Wall" panelling. Separate W.C situated off hall. To the rear of the building there is a shared rear courtyard area. Full gas central heating has been installed ensuring a comfortable and ambient living environment.

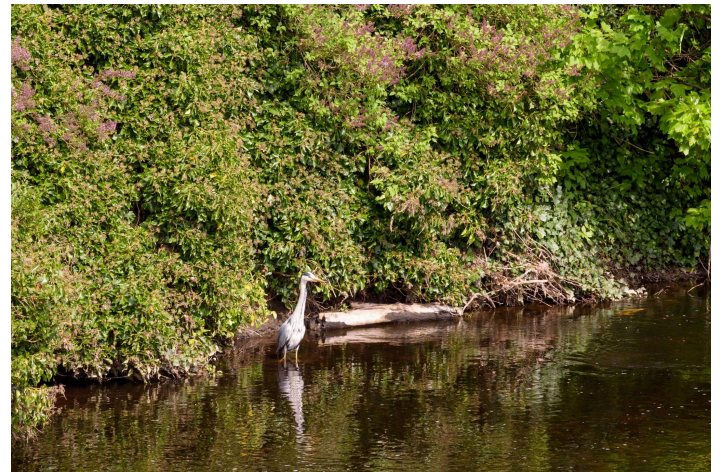
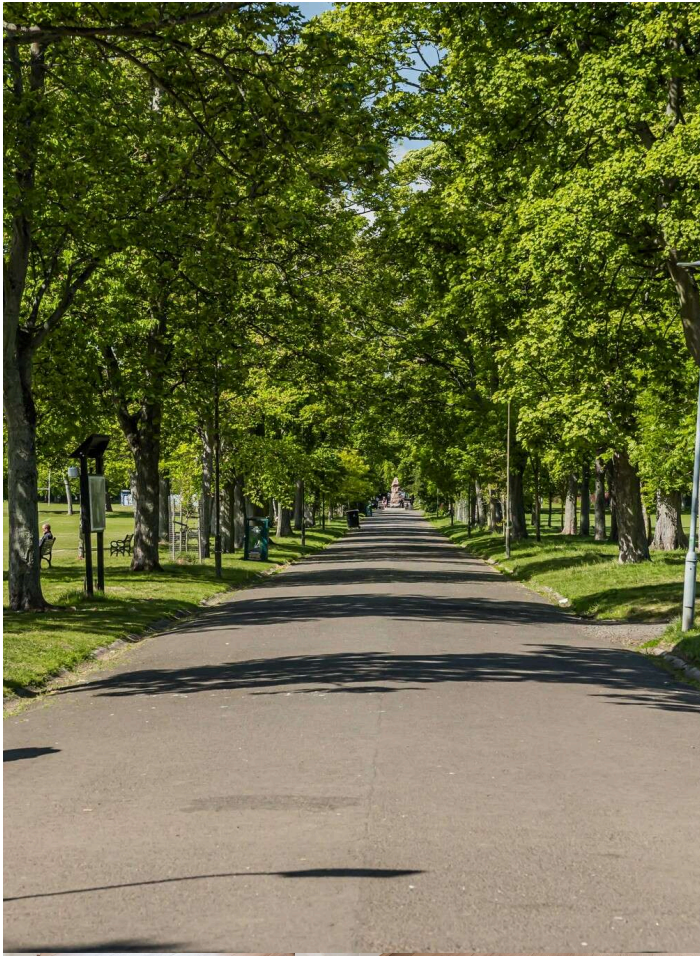
Canonmills is situated in the extremely popular Canonmills/Bellevue area of Edinburgh, located north of Princes Street and is well served by a host of excellent local amenities. The area has all the benefits of city living and is within easy walking distance of Inverleith Row, Broughton Street, George Street and the new St James' Quarter with its wide range of high street retailers, restaurants and John Lewis. The property is also situated just across the road from a large Tesco Supermarket which has a Costa Coffee. The Omni Centre is within easy walking distance at the top of Leith Walk on Picardy Place and has a Nuffield Health Gym and a multi-screen cinema and a number of restaurants. The lovely open green spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway offer many pleasant walks. Regular public transport services operate to and from the city centre and to surrounding areas.







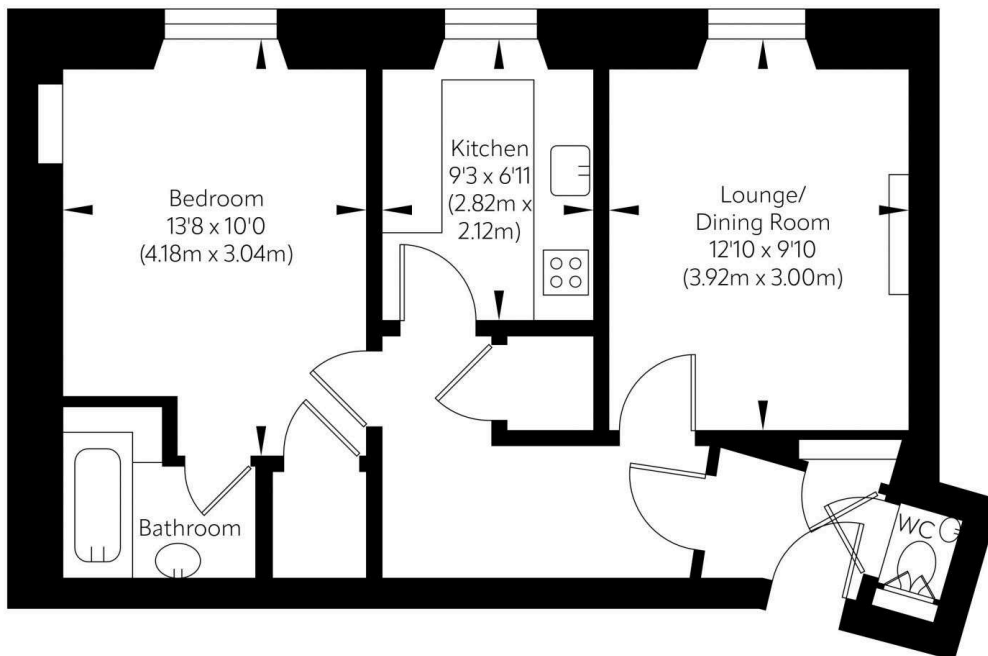






Approx. Gross Internal Floor Area 44.99 Sq M / 484 Sq Ft.

Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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