



Solicitors & Estate Agents










Offers Over

£160,000

6 2F2 Canonmills

Canonmills | Edinburgh | EH3 5HA

An exceptionally appealing second floor flat, forming part of a charming period terrace and enjoying a superb high amenity location close to the city centre in desirable Canonmills.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – C
-  Council tax band- B



Description

An ideal first home or rental investment, the property is in excellent decorative order throughout and briefly comprises: comfortable front facing reception room with a pleasant open outlook over the surrounding area, shelved press and intricate ceiling detail, well equipped kitchen which has been fitted with a variety of stylish modern units, complete with coordinated wood worktops, tiling to splash areas and a selection of built-in appliances, double bedroom with generous fixed storage, attractive contemporary shower room and separate WC with sink.



Extras

All blinds, light fittings, white goods and integrated appliances are included. Other items, like the furniture, bed frame etc are available via separate negotiation.

Gardens and Parking

There is a shared garden to the rear of the building and on-street permit parking is available to the front of the building and on some of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).



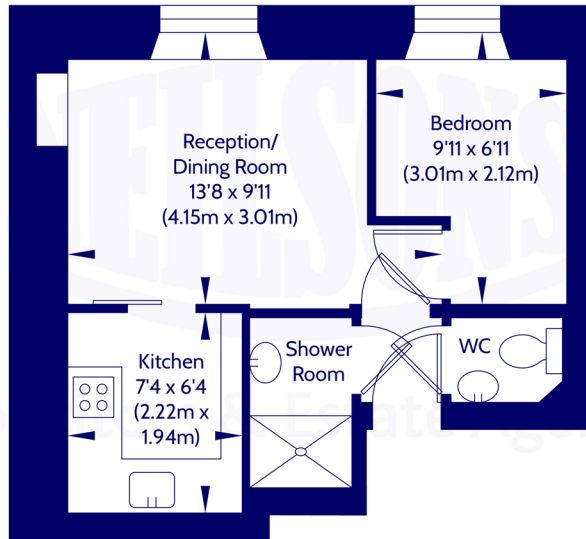


Location

The property is located in the fashionable Canonmills district of the city on the edge of Edinburgh's historic New Town. The area is well positioned for access to many local amenities including a Tesco and Lidl supermarkets, popular bars and coffee shops. The city centre and Stockbridge are both within comfortable walking distance, housing an extensive choice of retailers, restaurants, and bistros together with a range of services. In addition, the Royal Botanic Gardens, Water of Leith Walkway and Edinburgh's cycle path network are easily accessible. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city with Waverley Train Station located approximately one mile away.



Approx. Gross Internal Floor Area 26.29 Sq M / 283 Sq Ft.



Second 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 we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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