



73/29 Logie Green Road
CANONMILLS | EDINBURGH | EH7 4HF


warners
solicitors & estate agents



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This impressive third-floor apartment is part of an exclusive modern development, perfectly positioned just off the banks of the Water of Leith. Despite its tranquil setting, it enjoys excellent access to a wide range of amenities and superb transport links. Offering stylish contemporary living, the property boasts high-spec finishes, a private terrace, and breath taking open views towards Edinburgh's iconic castle and skyline.

Accessed via secure entry, the accommodation comprises: an inviting hallway with built-in storage; a generously proportioned reception room featuring attractive flooring and spectacular west-facing city views; and a stylish open-plan dining kitchen, fitted with sleek, high-quality units, contrasting worktops, and integrated appliances. The spacious principal bedroom is quietly tucked away to the rear and includes fitted wardrobes, complemented by a versatile box room/study. A well-appointed family bathroom features a modern three-piece suite, coordinated tiling, and an over-bath shower.

The property benefits from a private terrace adjacent to the entrance, providing a peaceful spot for outdoor dining or relaxing in warmer months, overlooking mature woodland. Additional highlights include a secure underground parking space, making this apartment a rare opportunity to enjoy contemporary city living in a serene, scenic setting.

- Prime riverside location in exclusive development
- West-facing views of Edinburgh Castle and skyline
- High-spec open-plan living and kitchen
- Spacious bedroom with fitted wardrobes + study
- Private terrace with woodland outlook
- Secure underground parking

Council Tax Band: E Energy Rating: B

Factoring fees are payable to Simply Factors approximately £1,625 per annum with a £250 held deposit.

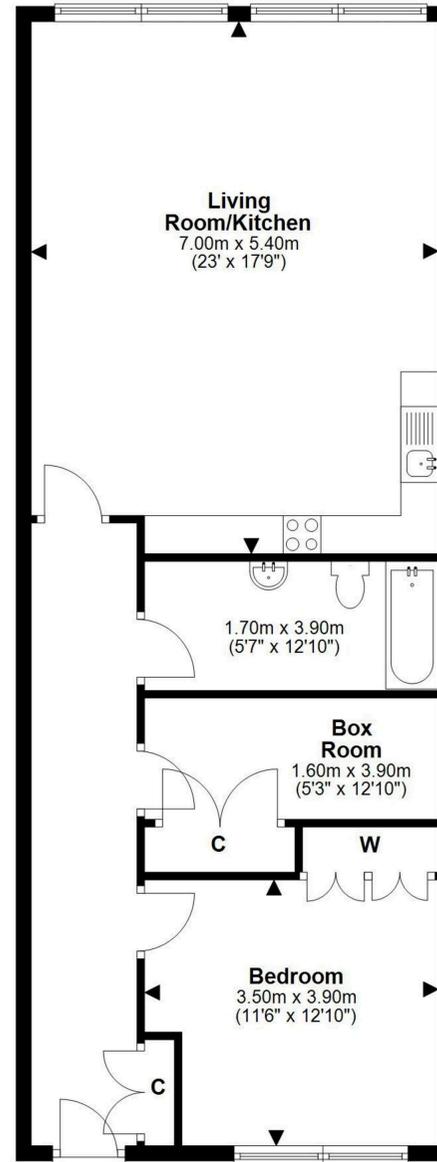
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances, curtains and blinds are included in the sale of the property. Subject to negotiation are all of the furniture as seen at the property except paintings.

The subjects are located in the popular Canonmills area of Edinburgh, which adjoins the city's prestigious New Town. The area is typified by a variety of traditional flats and houses, mainly Victorian and Georgian. Residents are well placed for an excellent range of amenities in the vicinity, including a range of fashionable bars and restaurants. The vibrant Stockbridge area can be accessed on foot in a matter of minutes, whilst Princes Street is just a five minute journey away by bus or car. Some of Edinburgh's best loved green areas are close by, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.