



# 4/4 Liddesdale Place

Canonmills, Edinburgh, EH3 5JW



VMH ESTATE AGENTS



## 1 bedroom 1st floor flat with an allocated parking space in the desirable Canonmills area.

- Sitting room
  - Kitchen
  - Double bedroom
  - Bathroom with 3 piece suite
  - Bright & well proportioned
  - Ideal for a first time buyer
  - Allocated & visitor parking
  - Secure entryphone system
  - Excellent location
  - Gas central heating & double glazing
- Offers Over:

**£210,000**



Further information can be found in the home report.

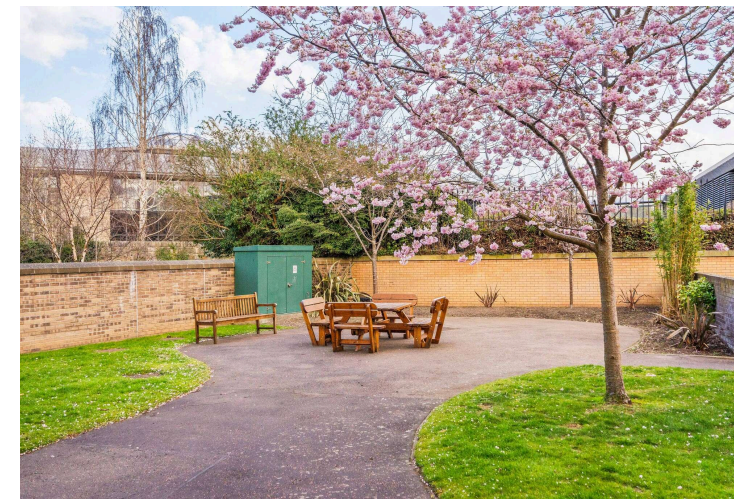
## 🏠 About the Property

Located at the rear of the development and with views over the Water of Leith, this 1 bedroomed 1st floor flat offers a spacious home, ideal for a first time buyer.

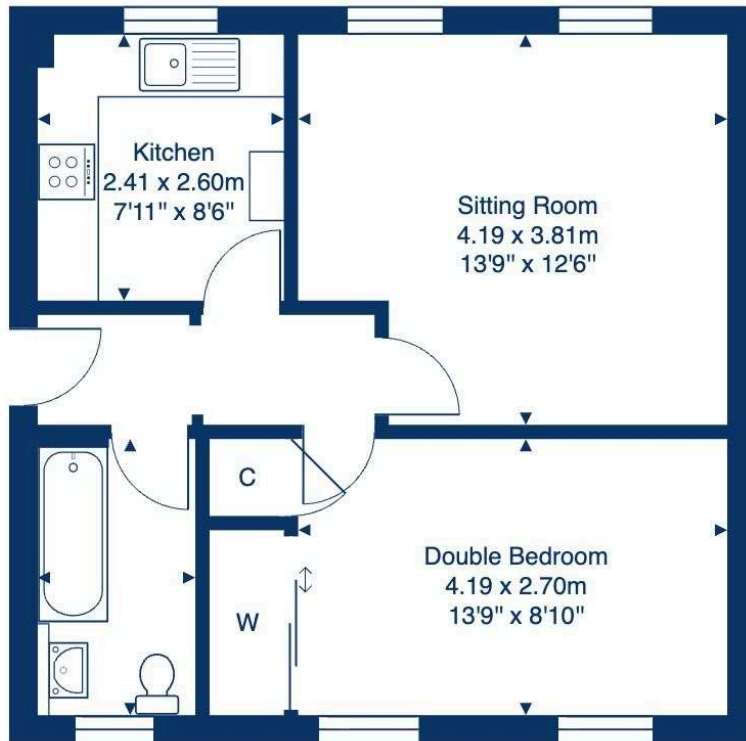
Internally the property is bright and well presented, further benefitting from gas central heating (new boiler October 2025), double glazing and allocated & visitor parking within 50 meters of block 4.

## ⊕ Extras

To include all fitted floor coverings, carpets, curtains, curtain poles and blinds in addition to the white goods within the kitchen - fridge, freezer and slot in cooker. The property can be sold as seen if desired.



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Bathroom  
1.54 x 2.70m  
5'1" x 8'10"

### First Floor

Total Area: 44.8 m<sup>2</sup> ... 483 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## 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 on 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, and the impressive Water of Leith walkway & 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 within walking distance.

## Management

A resident's association is in place for the upkeep of the communal green spaces at a cost of £150 per year. Communal stair cleaning is in place for this block at a cost of approximately £38 paid every 6 months.



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