

1F, 2 Munro Place

CANONMILLS, EDINBURGH, EH3 5LJ



ONE-BEDROOM FLAT
IN CANONMILLS



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Nestled on Munro Place, this delightful one-bedroom flat offers a harmonious blend of comfort and practicality. The perfect home or a lucrative investment opportunity.

The living room seamlessly connects to the adjoining kitchen, creating an efficient and integrated space for both relaxation and culinary activities. The room benefits from high ceilings, floods of light and a fire place centre piece.

The property also includes a well-proportioned double bedroom providing a peaceful retreat, allowing for restful sleep and relaxation. There is a shower room with a hand basin, and a separate WC also with a hand basin for added practicality.

This one-bedroom flat on Munro Place offers a rare opportunity to own a flat in a fantastic location. Get in touch quickly as this flat will not be on the market for long!





The Kitchen

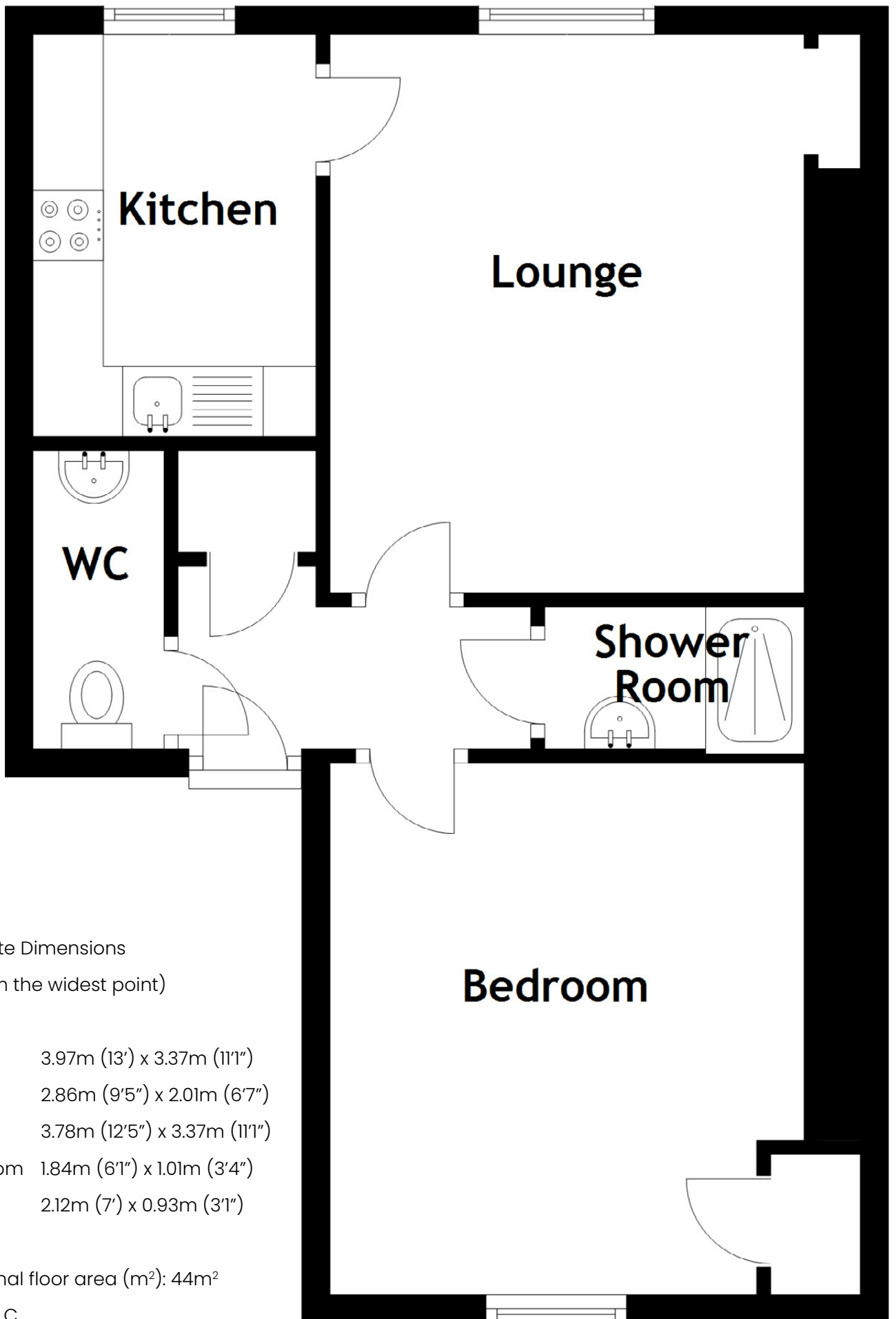




The Bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	3.97m (13') x 3.37m (11'1")
Kitchen	2.86m (9'5") x 2.01m (6'7")
Bedroom	3.78m (12'5") x 3.37m (11'1")
Shower Room	1.84m (6'1") x 1.01m (3'4")
WC	2.12m (7') x 0.93m (3'1")

Gross internal floor area (m²): 44m²

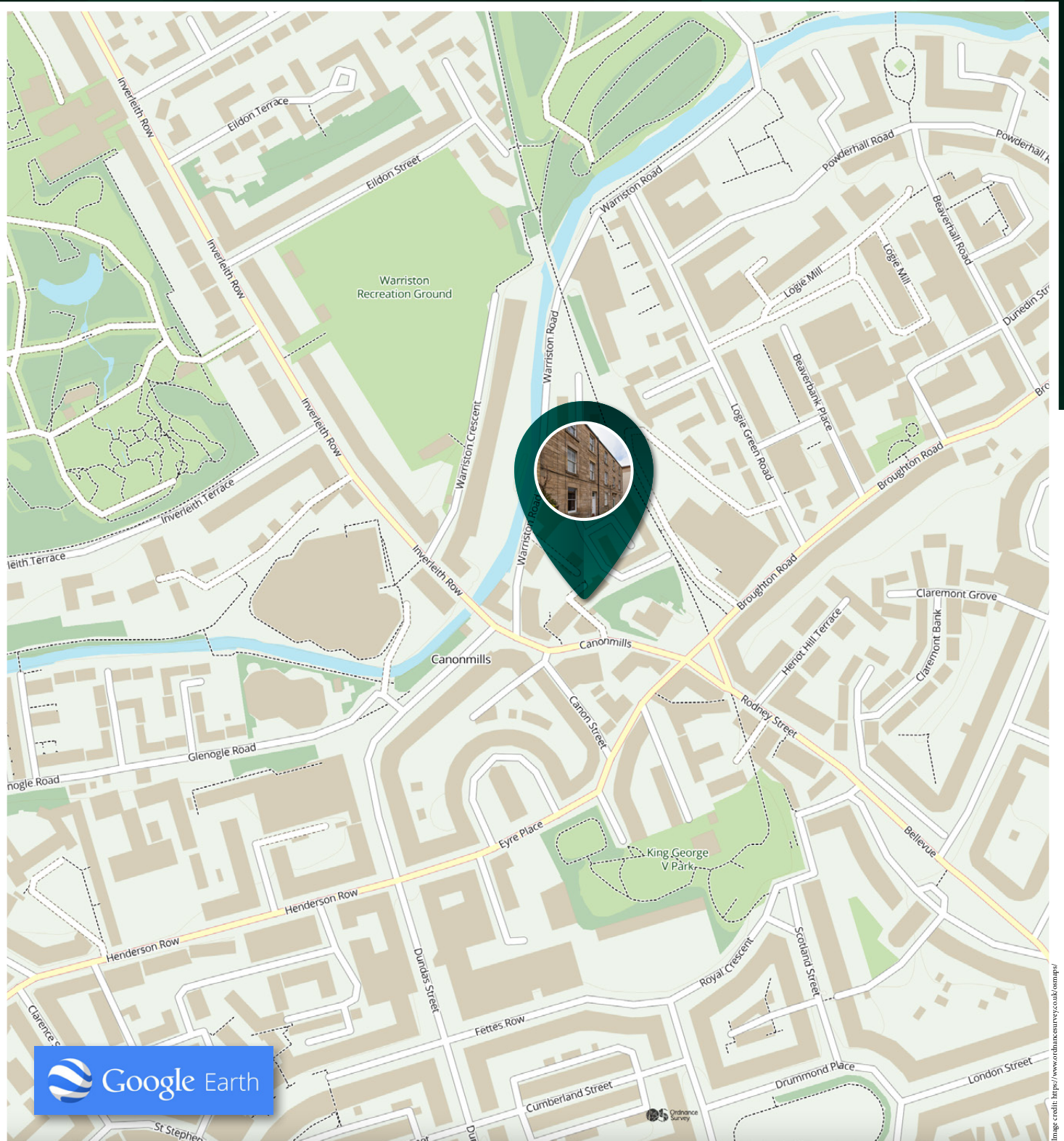
EPC Rating: C



Canonmills is an extremely popular and sought after area lying to the north of the city centre. Local shopping can be found within the immediate vicinity for all your daily requirements and a Tesco's supermarket can be found on Broughton Road.

Canonmills is within walking distance of the city centre although an excellent bus service runs minutes from the property and a five-minute bus journey will take you there. For those who prefer their recreational facilities to be in the open air, Inverleith Park is within easy reach whilst the Royal Botanic Gardens lies adjacent.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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