



Spacious two-bedroom top-floor flat with impressive Edinburgh views



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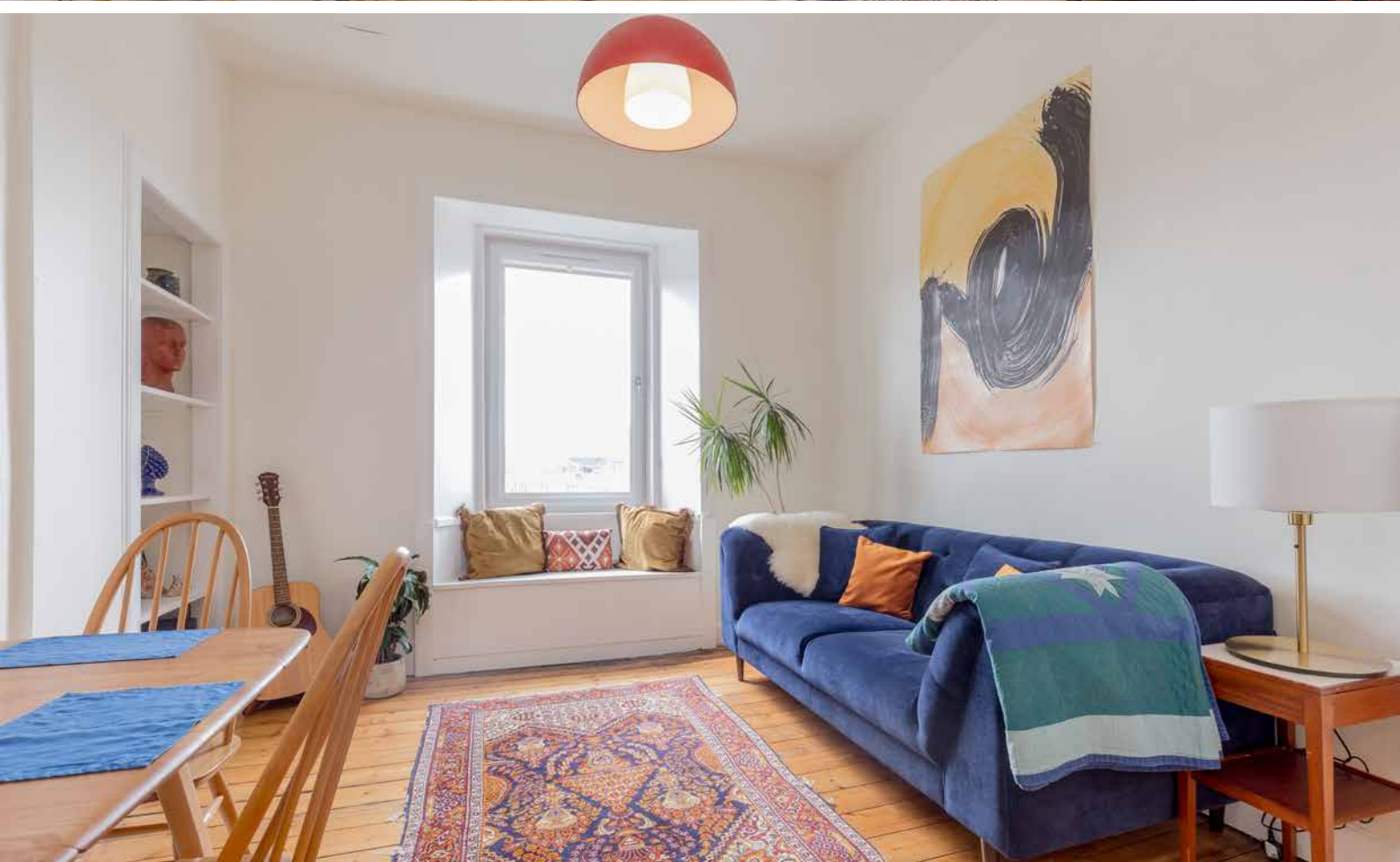
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OPEN PLAN LIVING AREA



McEwan Fraser Legal are delighted to bring this spacious two-bedroom top-floor flat to market, offering an excellent combination of traditional Edinburgh character and modern open-plan living. Set within a handsome traditional stone-built tenement, the property benefits from high ceilings, delicate cornicing, original wooden floorboards and far-reaching views across the city.

A communal stairway leads to the apartment's front door on the top (fourth) floor, where a skylight floods the entrance with natural light. Stepping inside, you are greeted by a spacious hallway with a traditional pulley clothes-drying rack. The generously sized open-plan kitchen, living and dining space provides a versatile setting for both relaxing and entertaining.

THE KITCHEN

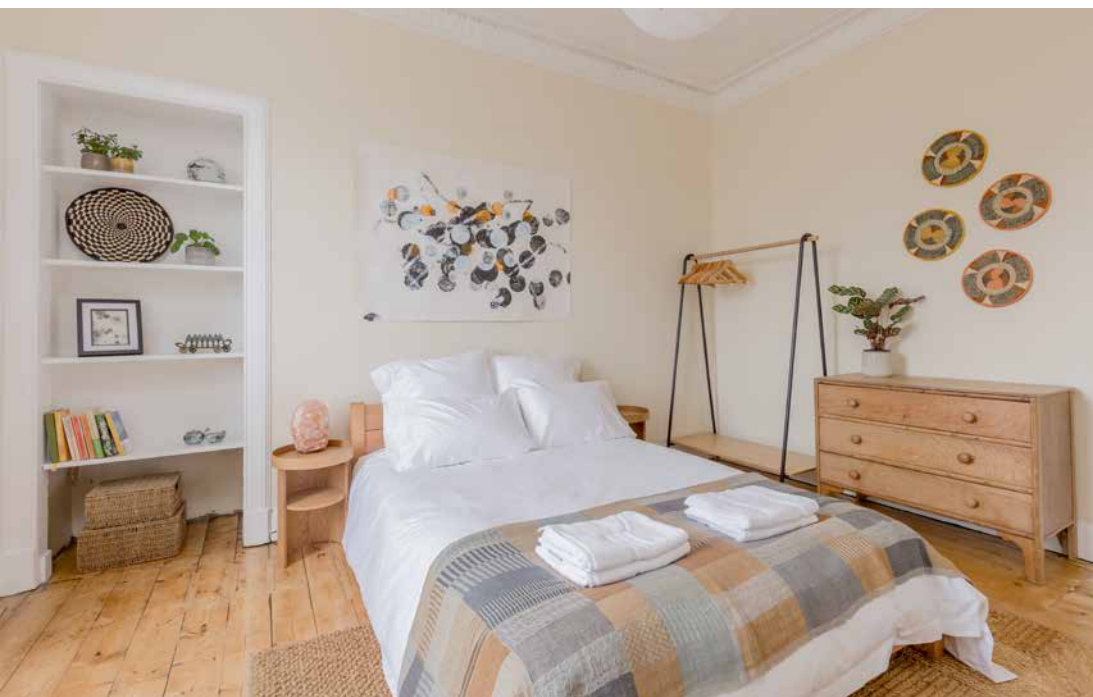


The kitchen is thoughtfully integrated into the open-plan living space, offering generous workspace and plenty of storage while retaining a sociable layout. An integrated gas hob and fan oven are fitted within the kitchen. The kitchen also benefits from a fridge, freezer and compact dishwasher.

THE HALLWAY

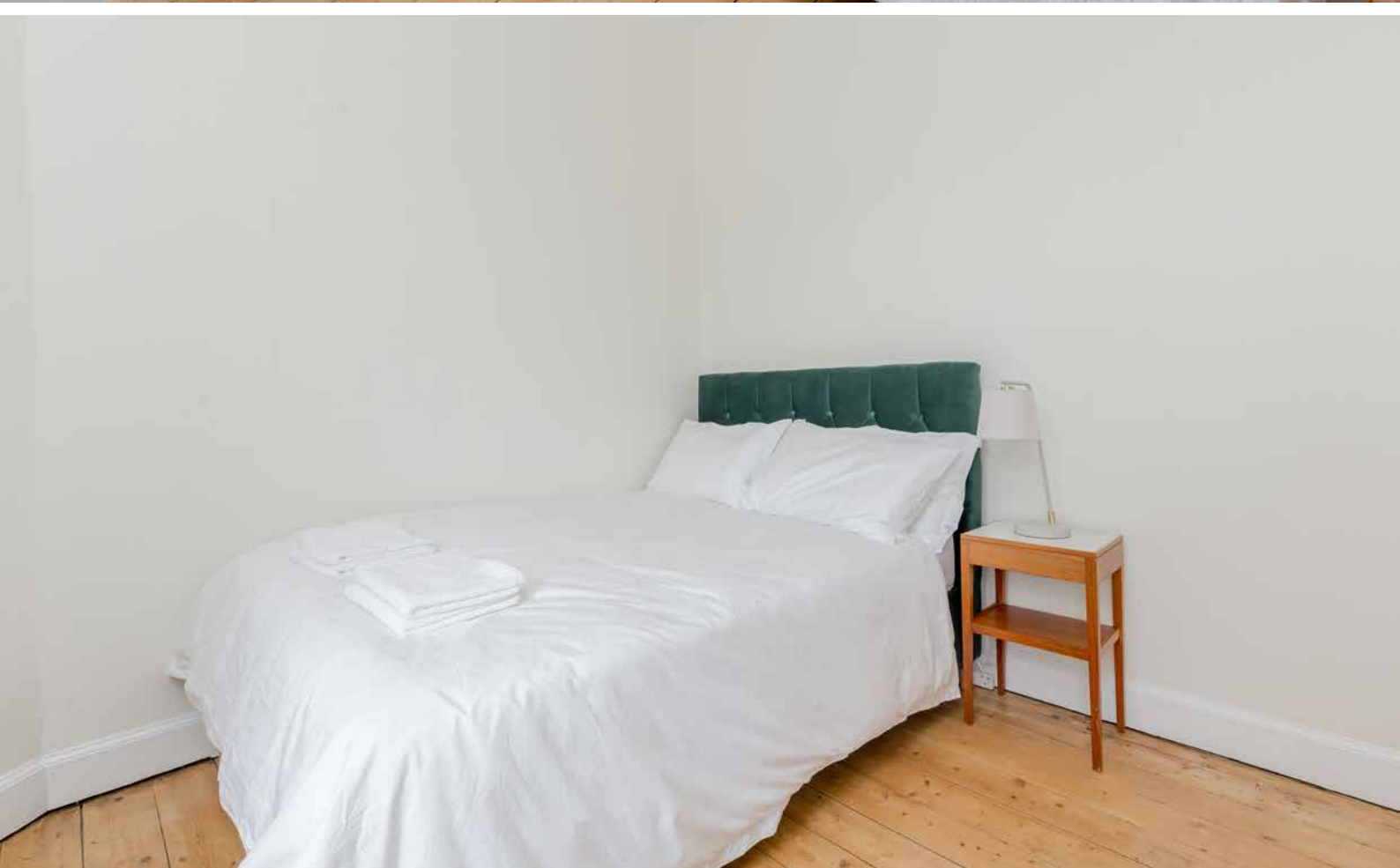


BEDROOM 1



The main bedroom features traditional Edinburgh press shelving, cornicing and original floorboards, together with generous floor space for freestanding wardrobes. The second double bedroom offers plenty of flexibility and would make an ideal home office for those who work from home.

BEDROOM 2



THE BATHROOM



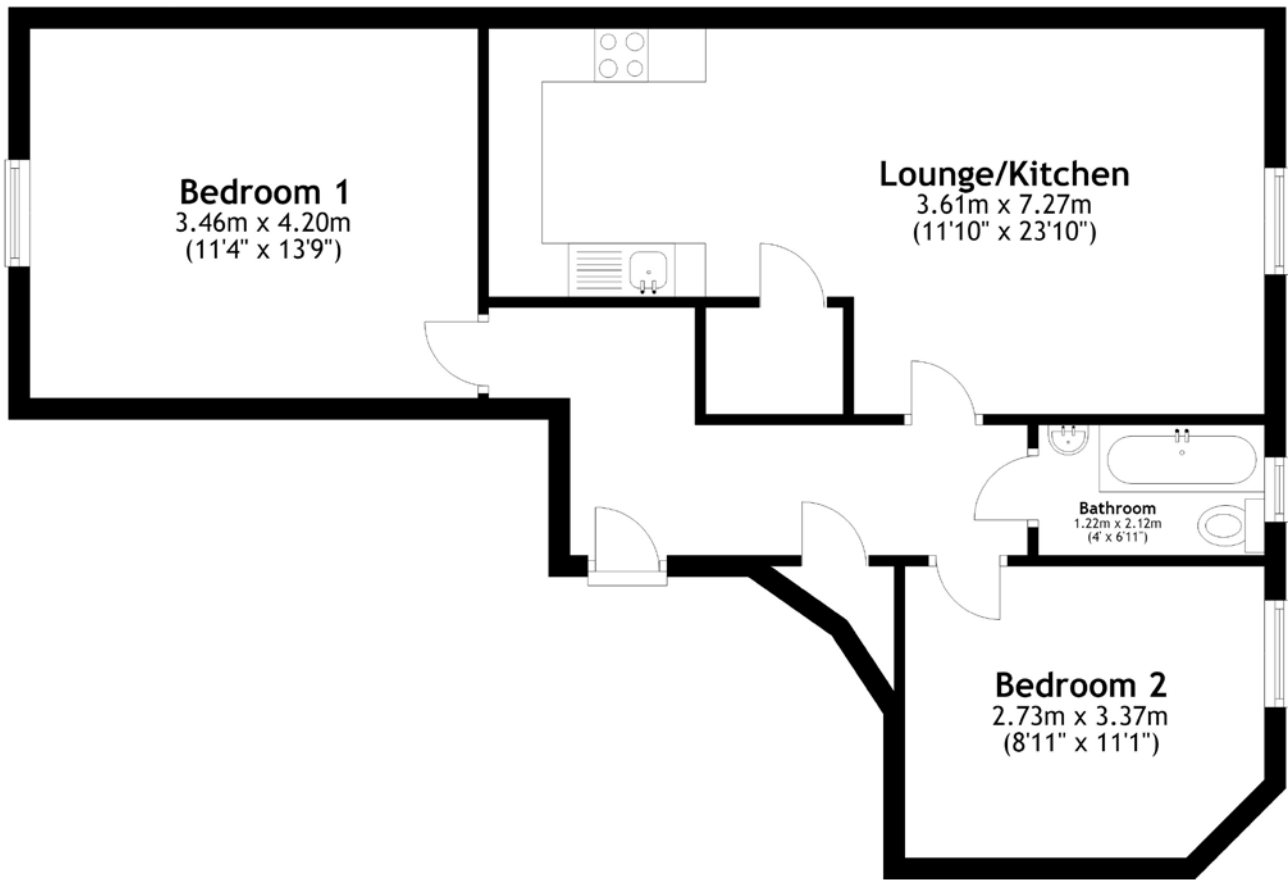
The property is completed by a well-appointed three-piece bathroom suite, comprising a bath, shower, wash hand basin and WC.

EXTERNALS & VIEW



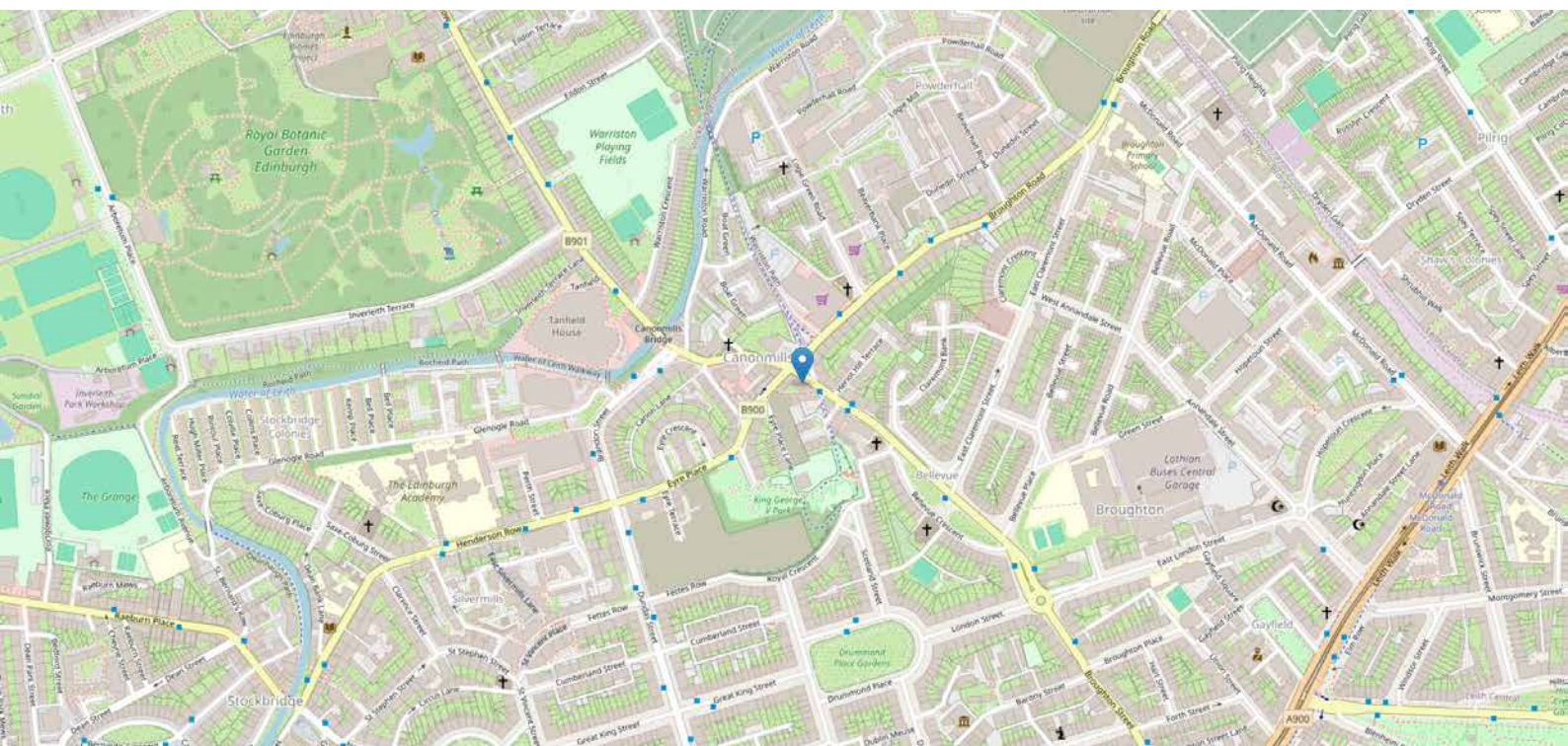
The property enjoys stunning views towards Edinburgh Castle from the living room window. Residents also have access to a small, walled communal garden, offering a peaceful space to relax or enjoy a spot of gardening.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: C



THE LOCATION



Canonmills is an extremely popular and sought-after area, conveniently situated just north of Edinburgh city centre. The surrounding area offers an excellent range of local amenities, including independent shops, cafés, restaurants, pubs and everyday conveniences.



The property is ideally located for enjoying some of Edinburgh's most popular destinations. The city centre is a 20-minute walk away, while Stockbridge can be reached in around 10 minutes. The Water of Leith is approximately a 5-minute walk away, and the Royal Botanic Garden is less than 10 minutes on foot.

A large Tesco supermarket directly opposite the property makes weekly shopping particularly convenient, while a wide selection of independent shops, including fishmongers, grocers and butchers, can be found nearby in Stockbridge and along Broughton Road.

KEY DISTANCES

- 20 mins - Edinburgh city centre
- 10 mins - Stockbridge
- 5 mins - Water of Leith
- 10 mins - Royal Botanic Garden

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