




McEwan Fraser Legal

Solicitors & Estate Agents

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18/15 Beaverhall Road

EDINBURGH, EH7 4JE



THE LOCATION

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Canonmills is located on the edge of the New Town and Stockbridge area and is well served with a variety of local independent shops, cafes, bars, restaurants and fitness facilities. For larger shopping requirements, a Tesco Superstore, Lidl and M&S food stores are all within 5 mins walk from the property.

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment, arts venues, food markets and a bright lively atmosphere.

Using one of the many and frequent bus services that pass through the district, Canonmills is well placed to access all areas of the city. Within a fifteen-walk, you will find some of Edinburgh's theatres and cinemas, all manner of hotels, restaurants, bars and health clubs. The airport tram line operates a short distance from the property and is another option for travel when looking to venture through the city.

The Royal Botanic Gardens and Inverleith Park are close by and the routes of the old railway lines radiate out from Canonmills to provide almost country-like walks in the heart of the city.





18/15 BEAVERHALL ROAD

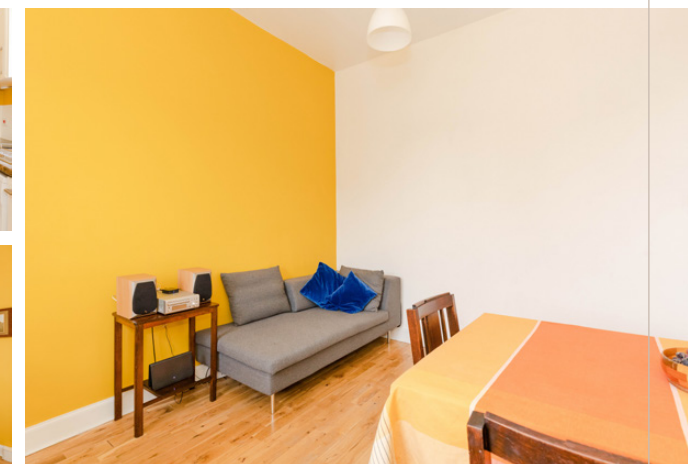
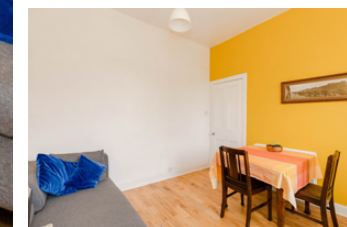
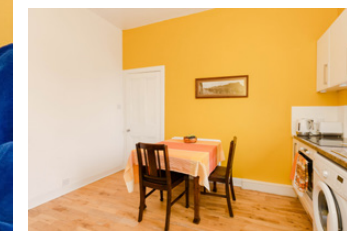
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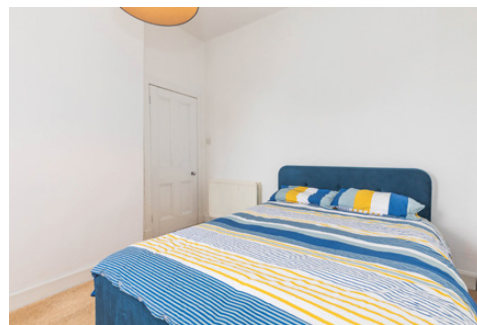
New on the market is this traditional third-floor two-bedroom flat within a central location with views towards the west of the capital. This bright, comfortable flat would make an ideal home for any first-time buyer, city professional or buy-to-let investor.

Internally the accommodation has been well cared for by the current owner. Comprising a fresh welcoming hallway, which provides access to all rooms and has a useful cupboard and secure entry phone system. The bright open plan kitchen/lounge offers a flexible living space with a modern white gloss kitchen, an integrated hob, oven and freestanding white good appliances.

The two double bedrooms are flooded by natural light and offer plenty of space for freestanding furniture arrangements. A fresh partially tiled bathroom with a white three-piece suite completes the rooms. The property has a large floored attic, giving extra multi-functional and storage space.

The gas central heating and double glazed windows ensure a warm, yet cost-effective living environment all year round. Externally the property benefits from a communal garden to the rear and residents permit parking to the front.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



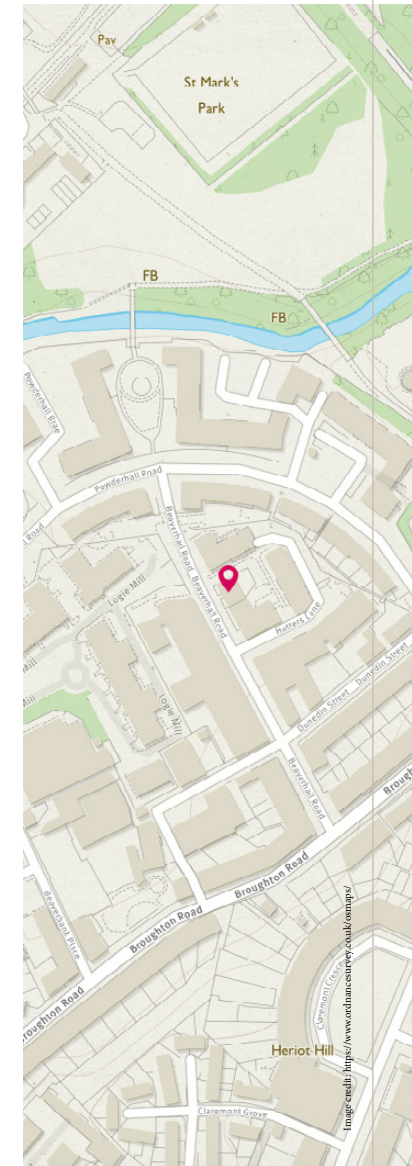
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	3.83m (12'7") x 3.16m (10'4")
Bedroom 1	3.77m (12'4") x 3.21m (10'6")
Bedroom 2	3.18m (10'5") x 2.46m (8'1")
Bathroom	2.47m (8'1") x 1.44m (4'9")

Gross internal floor area (m²): 41m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fitting, floor coverings, appliances. Other items may be available by separate negotiation.






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**Part
 Exchange
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Text and description
GARY WALES
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer