

3,1F1 Heriothill Terrace

CANONMILLS, EDINBURGH, EH7 4DZ



Spacious One Bedroom First Floor Flat In Canonmills



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to introduce this well-appointed one-bedroom first-floor flat that seamlessly blends comfort and functionality.

THE LIVING ROOM

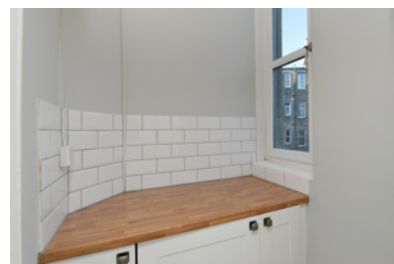
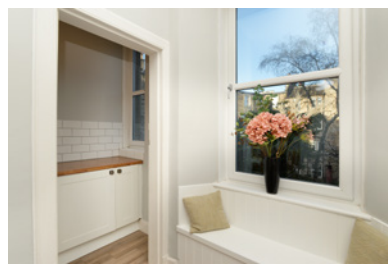


The focal point of the residence is the large and inviting living room that is bright and airy, with plenty of natural light coming from the large windows.

THE KITCHEN



The upgraded open-plan kitchen and dining room are designed to a high standard, offering a modern and stylish culinary environment. This space not only boasts contemporary finishes but also includes a utility cupboard, enhancing convenience. Excellent storage solutions throughout the kitchen and dining area contribute to an organized and efficient living experience. One of the advantages of the kitchen is that it is located at the back of the property and overlooks the garden, which makes it a quiet and peaceful place to cook and enjoy meals.



THE BOX ROOM



A unique feature of this flat is the internal box room, providing versatility as an excellent office space or a bunk room. This additional room offers flexibility for various lifestyle needs, whether it be a dedicated workspace or an extra sleeping area.



THE BATHROOM



The bathroom has been set up as a wet room and is fully-tiled creating a seamless and spacious look, ensuring both functionality and comfort, catering to the diverse needs of residents.

THE BEDROOM



The property features a spacious and bright double bedroom that is situated at the rear of the house, offering a peaceful view of the garden and is ideal for relaxing.

Convenience is further amplified by the abundance of storage options within the property, allowing for a clutter-free living environment. The thoughtful design ensures that every inch of space is maximized for practicality.

Situated on the first-floor, this flat offers a sense of elevation while maintaining accessibility. It is an ideal residence for those seeking a comfortable and well-maintained living space.

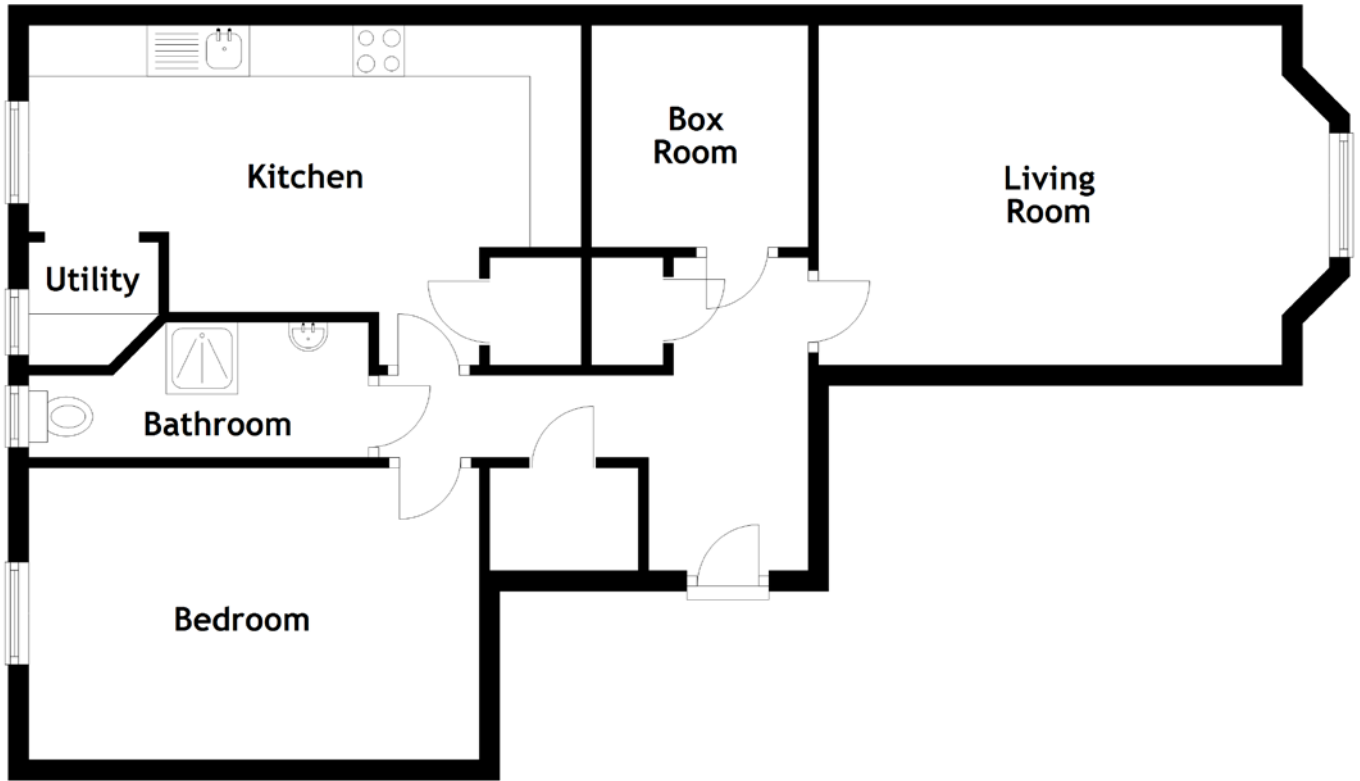


Perfectly located in proximity to local amenities, public transport links, and recreational areas, this one-bedroom first-floor flat presents a balanced lifestyle. Whether you are a first-time buyer, a professional, or an investor, this property offers a blend of modern upgrades and thoughtful design. Arrange a viewing today to explore the functionality and charm of this inviting flat.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

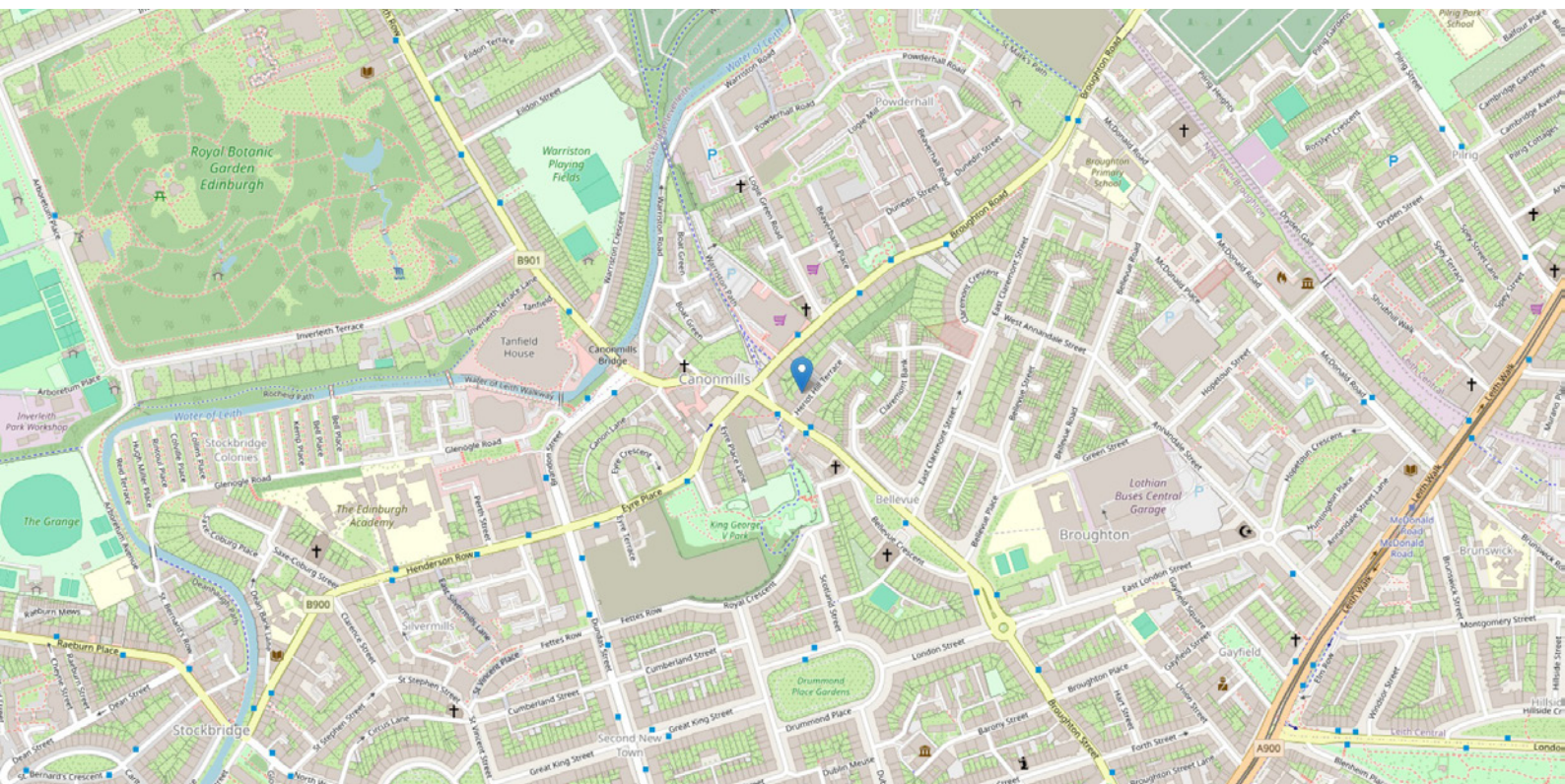


Approximate Dimensions
(Taken from the widest point)

Living Room 4.99m (16'4") x 3.32m (10'11")
Kitchen 5.40m (17'8") x 3.32m (10'11")
Utility 1.27m (4'2") x 1.20m (3'11")

Box Room 2.17m (7'1") x 2.12m (6'11")
Bedroom 4.40m (14'5") x 2.85m (9'4")
Bathroom 3.32m (10'11") x 1.32m (4'4")

Gross internal floor area (m²): 67m²
EPC Rating: C



THE LOCATION

Canonmills is a charming and historic district nestled in the heart of Edinburgh, Scotland. This area, located just north of the city centre, is renowned for its unique blend of traditional architecture, vibrant community spirit, and proximity to green spaces. The architecture in Canonmills is a delightful mix of classic and modern buildings. Traditional stone-built structures line the streets, showcasing the area's rich history. Narrow lanes and cobblestone streets add to the neighbourhood's old-world charm, while modern developments seamlessly integrate, creating a diverse and visually appealing urban landscape.





The Water of Leith, a picturesque river that winds its way through the district, adds a touch of tranquillity to Canonmills. Residents and visitors alike can enjoy leisurely walks along the riverbanks, surrounded by lush greenery and the soothing sound of flowing water. The riverside pathways provide a peaceful escape from the hustle and bustle of city life.

Canonmills is also known for its vibrant community atmosphere. Local shops, cafes, and pubs line the streets are just around the corner, creating a lively and welcoming environment. Residents can enjoy a variety of culinary experiences, from quaint local bakeries to trendy cafes offering artisanal coffee. The community's friendly vibe fosters a sense of belonging, making it a great place for both families and young professionals. In terms of amenities, Canonmills offers convenient access to essential services, including grocery stores, schools, and healthcare facilities. The area's central location means that the cultural and historical attractions of Edinburgh are easily accessible, whether it's the iconic Edinburgh Castle, the Royal Mile, or the vibrant Princes Street.

Canonmills strikes a perfect balance between urban living and natural beauty, making it an ideal location for those seeking a peaceful residential neighbourhood with a rich historical backdrop. The mix of old and new, coupled with the community's warmth, creates an enchanting atmosphere that captures the essence of Edinburgh's unique charm.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.