

2f1, 6 Canonmills

CANONMILLS, EDINBURGH, EH3 5HA



One-bedroom top-floor flat in Canonmills, Edinburgh



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McEwan Fraser Legal is delighted to present this spacious one-bedroom top-floor flat in the heart of Canonmills, Edinburgh.

THE LIVING ROOM / KITCHEN



Inside, the property comprises a fully equipped modern kitchen situated in the open-plan living space. This space is flooded with natural light and offers various possibilities for furniture configurations.





The property has one double bedroom, which is accessed from the hallway of the property. It too is flooded with natural light due to the large window and aspect. There is a shower and a separate WC, making the most of the space on offer. The shower is an electric shower.

THE SHOWER & WC



THE BEDROOM



THE ATTIC

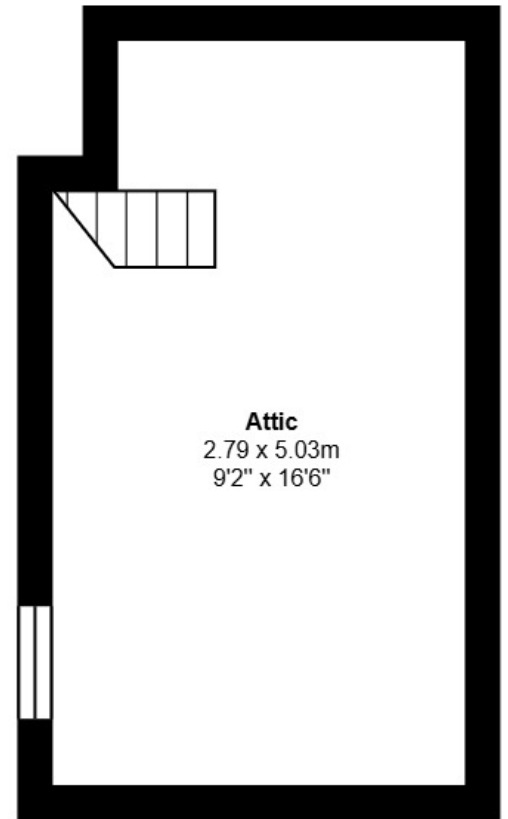
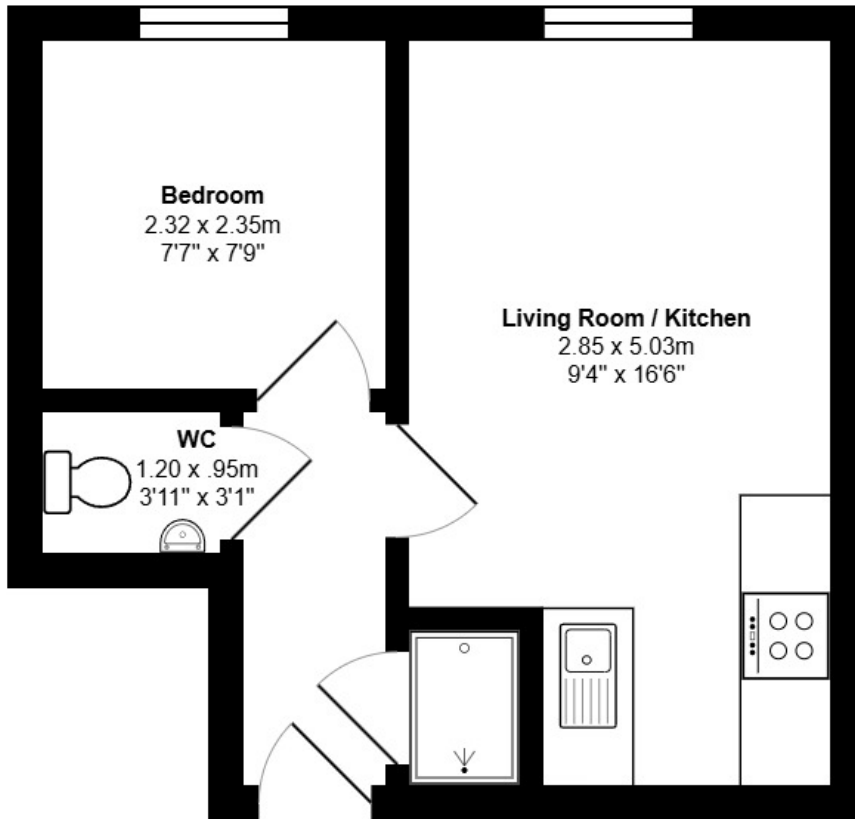


In addition, the property includes a private floor attic, double-glazed windows and central heating, making for a cosy, cost-effective home, with excellent storage, year-round.

EXTERNALS

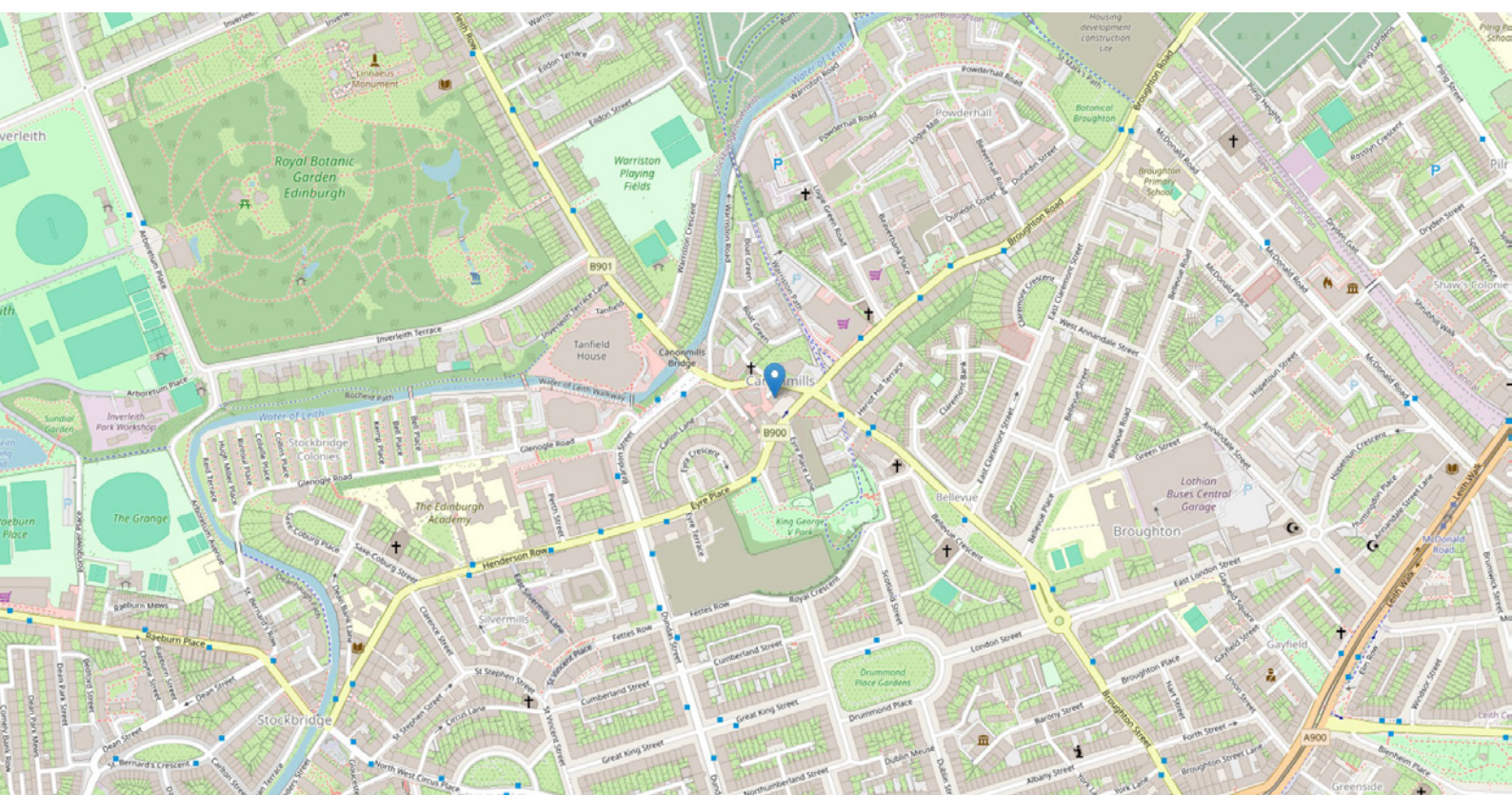


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 25m² | EPC Rating: D



THE LOCATION

Canonmills is an extremely popular and sought-after area lying to the north of the city centre. Within the immediate vicinity, there is a wide range of local shopping, transport, recreational and educational facilities.





Local shopping can be found within the immediate vicinity for all your daily requirements, but for those whose needs are great, a Tesco supermarket can be found on Broughton Road. For a greater range of specialised shopping, the city centre, as previously mentioned, is within walking distance.

The city centre is where Edinburgh's formal entertainment facilities are highly concentrated, and here there are theatres, cinemas, many restaurants and bars, indoor sports facilities and health clubs.

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.



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