

Flat 1, 10 Powderhall Rigg

CANONMILLS, EDINBURGH, EH7 4GG



Fantastic ground floor flat in immaculate condition throughout in the sought-after location of Canonmills



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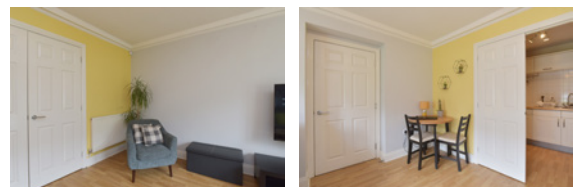


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McEwan Fraser Legal is delighted to present to the market this fantastic ground floor flat in immaculate condition throughout in the sought-after location of Canonmills that would be ideal for a range of different buyers and must be viewed.

THE LIVING ROOM



The accommodation comprises a large living room that is perfect for hosting friends and family.

THE KITCHEN



The kitchen is fitted with a range of floor and wall-mounted units, gas hob and oven, fridge/freezer and dishwasher which are included in the sale.





There are two generous double bedrooms both with fitted wardrobes offering plenty of useful storage space and the master features an en-suite shower room with a three-piece suite. The property also benefits from a second newly fitted fully tiled shower room with a two-piece suite. The hallway with three large storage cupboards offers more useful storage space.

THE BATHROOM



BEDROOM 1



the master features an en-suite shower room with a three-piece suite.



BEDROOM 2

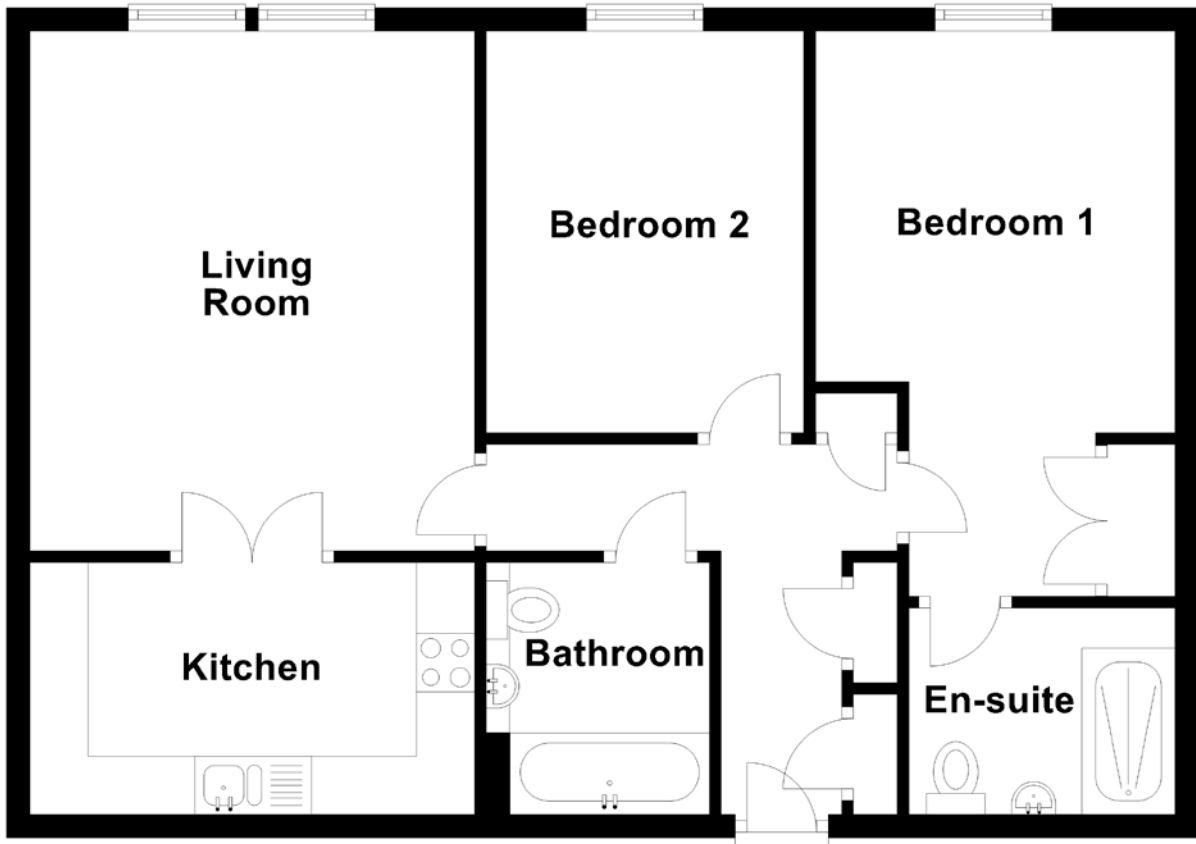


Well-kept communal gardens and residents parking are also available along with guest permits.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

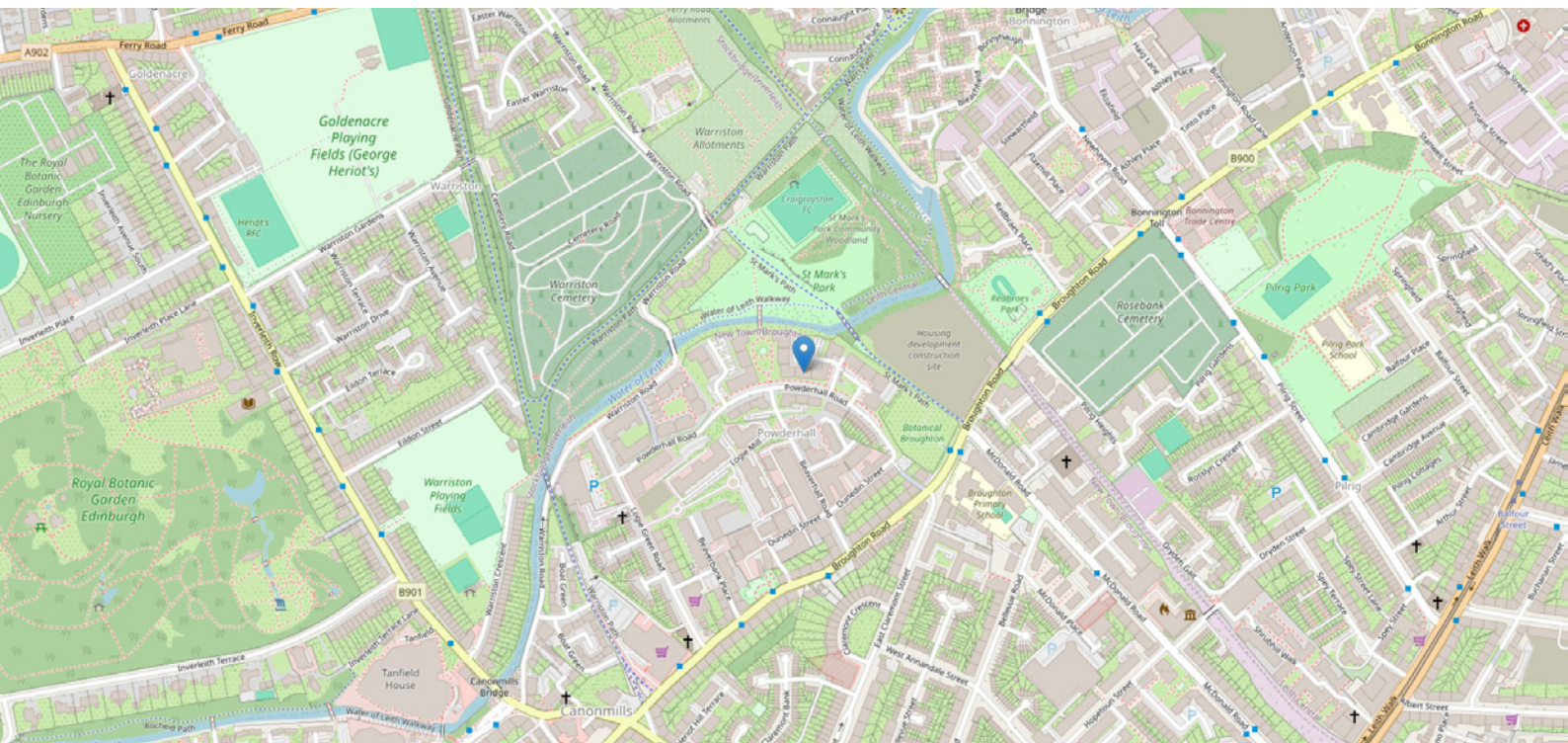


Approximate Dimensions (Taken from the widest point)

Living Room 4.45m (14'7") x 3.81m (12'6")
 Kitchen 3.81m (12'6") x 2.16m (7'1")
 Bedroom 1 4.84m (15'11") x 3.08m (10'1")

Bedroom 2 3.44m (11'3") x 2.72m (8'11")
 En-suite 2.28m (7'6") x 1.53m (5')
 Bathroom 2.16m (7'1") x 1.91m (6'3")

Gross internal floor area (m²): 80m² | EPC Rating: C



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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THE SUNDAY TIMES
THE TIMES



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