McEwan Fraser Legal
Solicitors & Estate Agents

Flat 3, 7 Powderhall Rigg

EDINBURGH, EH7 4GG

This spacious and well presented flat is located within a prestigious modern development close to the city centre

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An excellent opportunity has arisen to acquire this highly desirable two-bedroom ground floor apartment, making for an ideal city centre residence while being well located within the popular Broughton area of Edinburgh. This spacious, well presented flat is located within a prestigious modern development close to the city centre. Viewing this property is highly recommended.

THE LOUNGE

Internally this accommodation is in good decorative order, while briefly comprising; entrance hallway with a cloak cupboard as well as a storage cupboard, a bright and spacious lounge with a balcony and double doors which leads onto the kitchen/ diner.

THE BALCONY

THE KITCHEN

The kitchen benefits from an integrated 4 ring gas hob, built under oven and extractor hood.

There is a spacious principal bedroom with double built-in wardrobes and a three-piece, en-suite, shower-room with a double shower cubicle, a further double bedroom and a three-piece bathroom with a hand-held shower.

BEDROOM 1

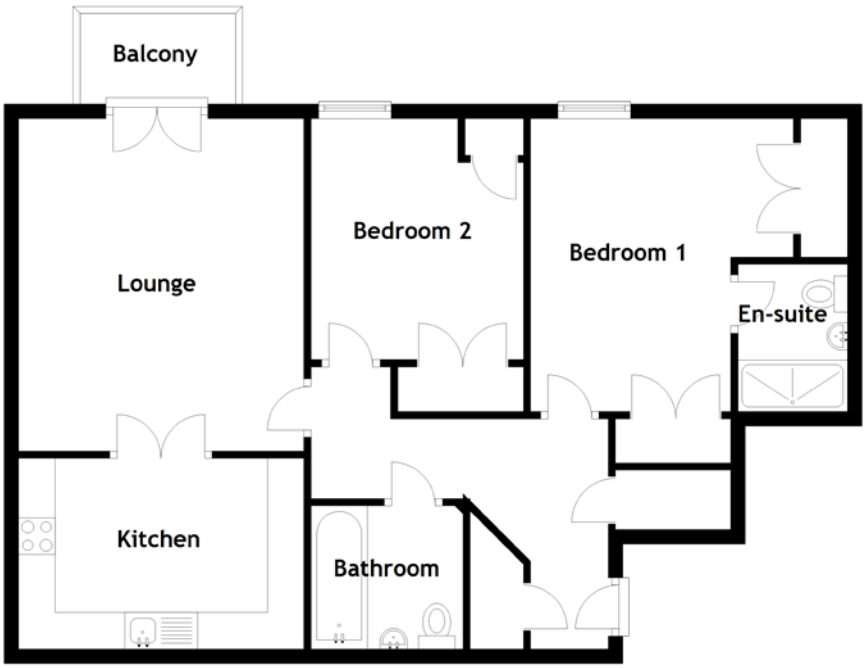
BEDROOM 2

THE BATHROOM

This property also benefits from; secure video entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, including bin and bike stores as well as residents parking which also accommodates visitors.

THE GARDENS

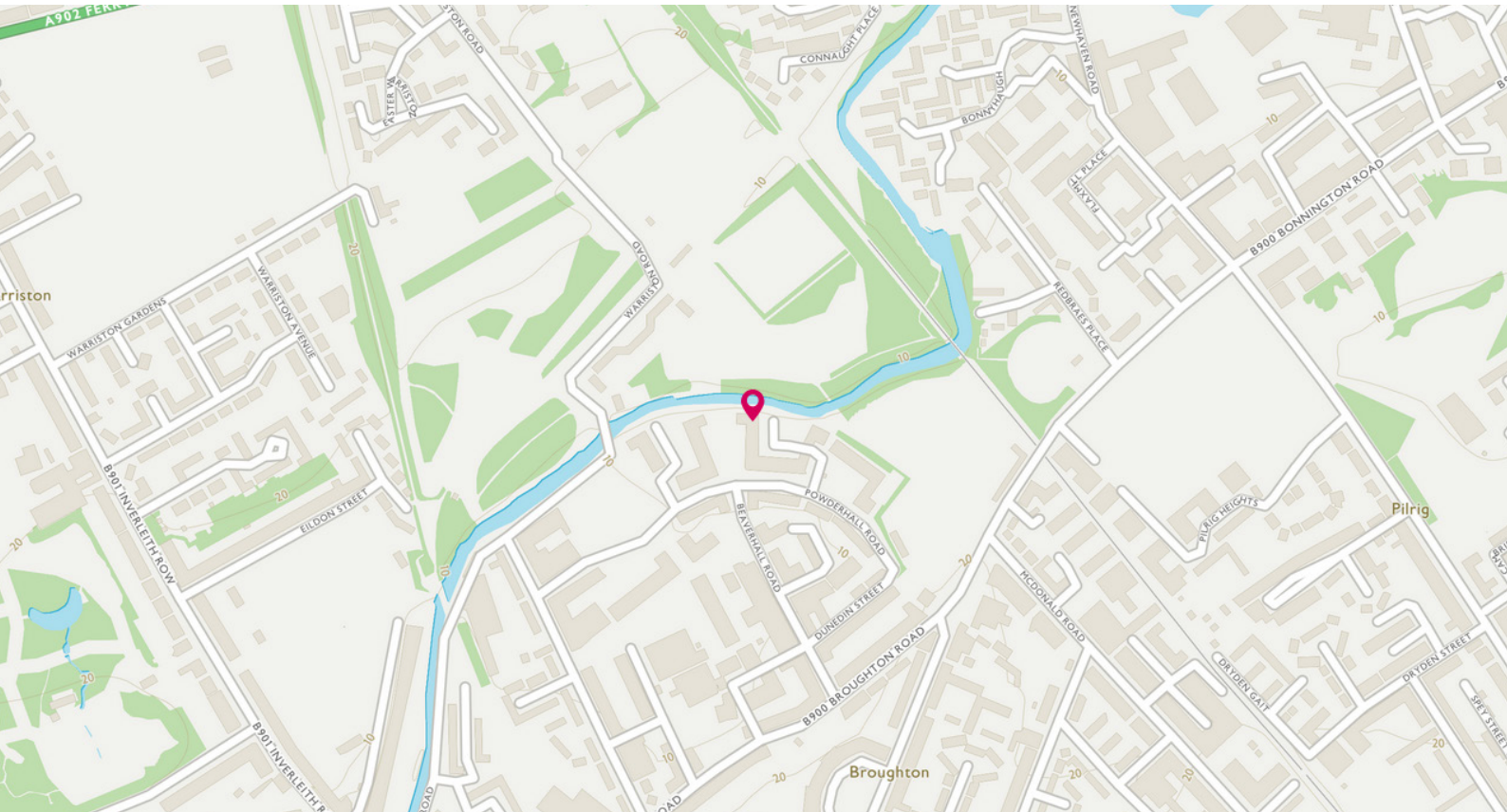
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.91m (12'10")
Kitchen	3.91m (12'10") x 2.61m (8'7")
Bedroom 1	4.01m (13'2") x 3.60m (11'10")
En-suite	2.01m (6'7") x 1.50m (4'11")
Bedroom 2	3.30m (10'10") x 2.91m (9'7")
Bathroom	2.08m (6'10") x 1.96m (6'5")

Gross internal floor area (m^2): 76m^2
EPC Rating: C



THE LOCATION

Situated in the popular residential district of Canonmills, Powderhall is a quiet and sought-after residential development in the north-east of Edinburgh, close to the city centre. Positioned beside the tranquil Water of Leith, it boasts the benefits of both its central location and riverside living.

Approximately a mile from Princes Street, Powderhall enjoys the ample green space offered immediately opposite by St Mark's Park. It has great cycle and walking access to the city and beyond. The Royal Botanic Gardens and Inverleith Park are within easy walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide peaceful, country-like walks and cycle routes within the heart of the city.

The immediate locality is well served with a variety of local shopping facilities with a choice of banking and Post Office services all nearby. The local shops which include a large branch of Tesco will provide all the usual daily requirements. Within walking distance are Broughton Street and Stockbridge village, both offering independent stores, bars & restaurants.

All the facilities, services and amenities associated with the city centre are virtually on the doorstep and should more specialised shopping facilities be required, it is a simple matter to travel into the city centre using one of the many and frequent bus services that pass through the district.

For families, Broughton Primary School and Drummond Community High School are both within catchment and very easy to reach.

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