

# 3F2 5 Heriothill Terrace

CANONMILLS, EDINBURGH, EH7 4DZ



*Bright and Spacious One-Bedroom  
Third Floor Flat In Canonmills*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

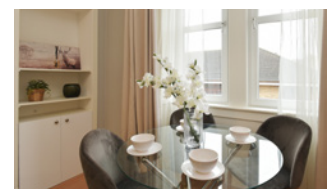


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to introduce this well-appointed, bright, spacious one-bedroom and one-box room, third-floor flat that seamlessly blends comfort and functionality.

# THE LIVING ROOM/KITCHEN



The focal point of the residence is the large and inviting kitchen/living room that is bright and airy, with plenty of natural light coming from the large windows. The open-plan kitchen and dining room are designed to a high standard, offering a modern and stylish culinary environment. This property boasts contemporary finishes throughout. Excellent storage solutions throughout the kitchen and dining area contribute to an organized and efficient living experience.







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

The bathroom has a three-piece suit and is tiled creating a seamless and spacious look, ensuring both functionality and comfort, catering to the diverse needs of residents. The property features a spacious and bright double bedroom that is situated at the rear of the house 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.

## THE BOX ROOM





# THE BEDROOM



# THE BATHROOM



The bathroom has a three-piece suit and is tiled creating a seamless and spacious look





Situated on the third 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.

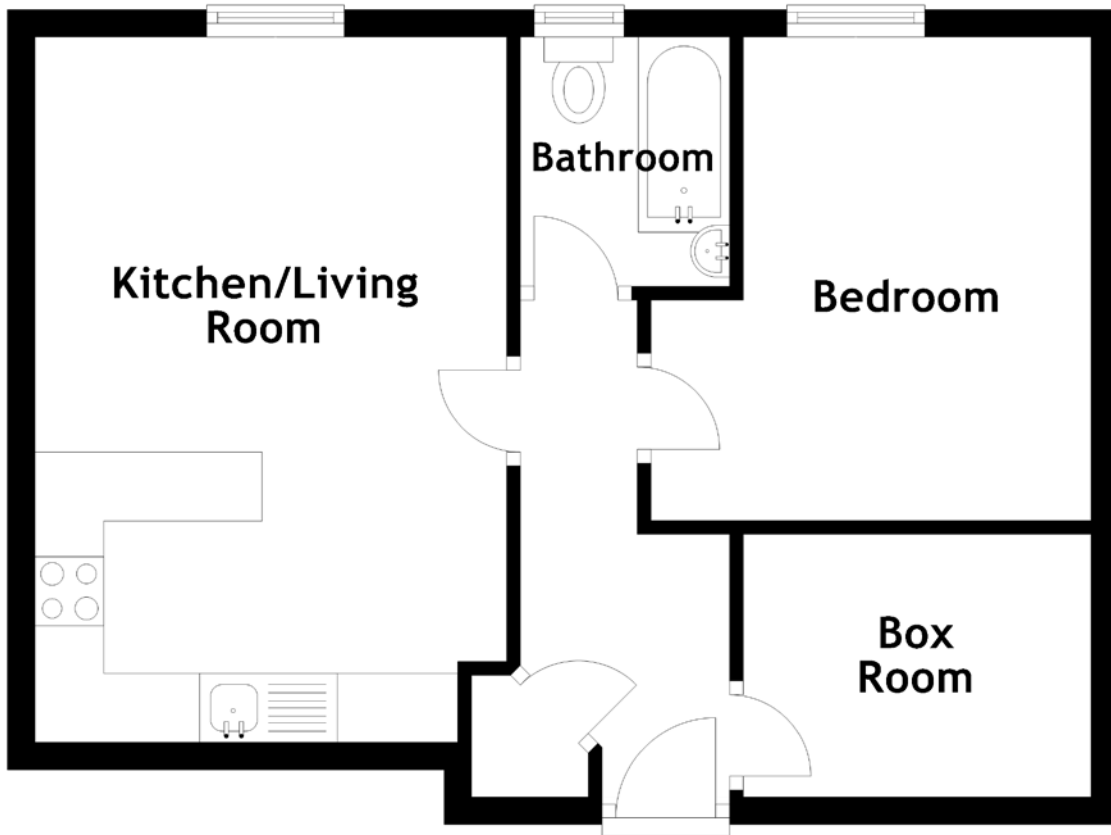
Perfectly located in proximity to local amenities, public transport links, and recreational areas, this one-bedroom third-floor flat presents a balanced lifestyle. Whether you are a first-time buyer, a professional, or an investor, this property offers a blend of modern upgrades and thoughtful design.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

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



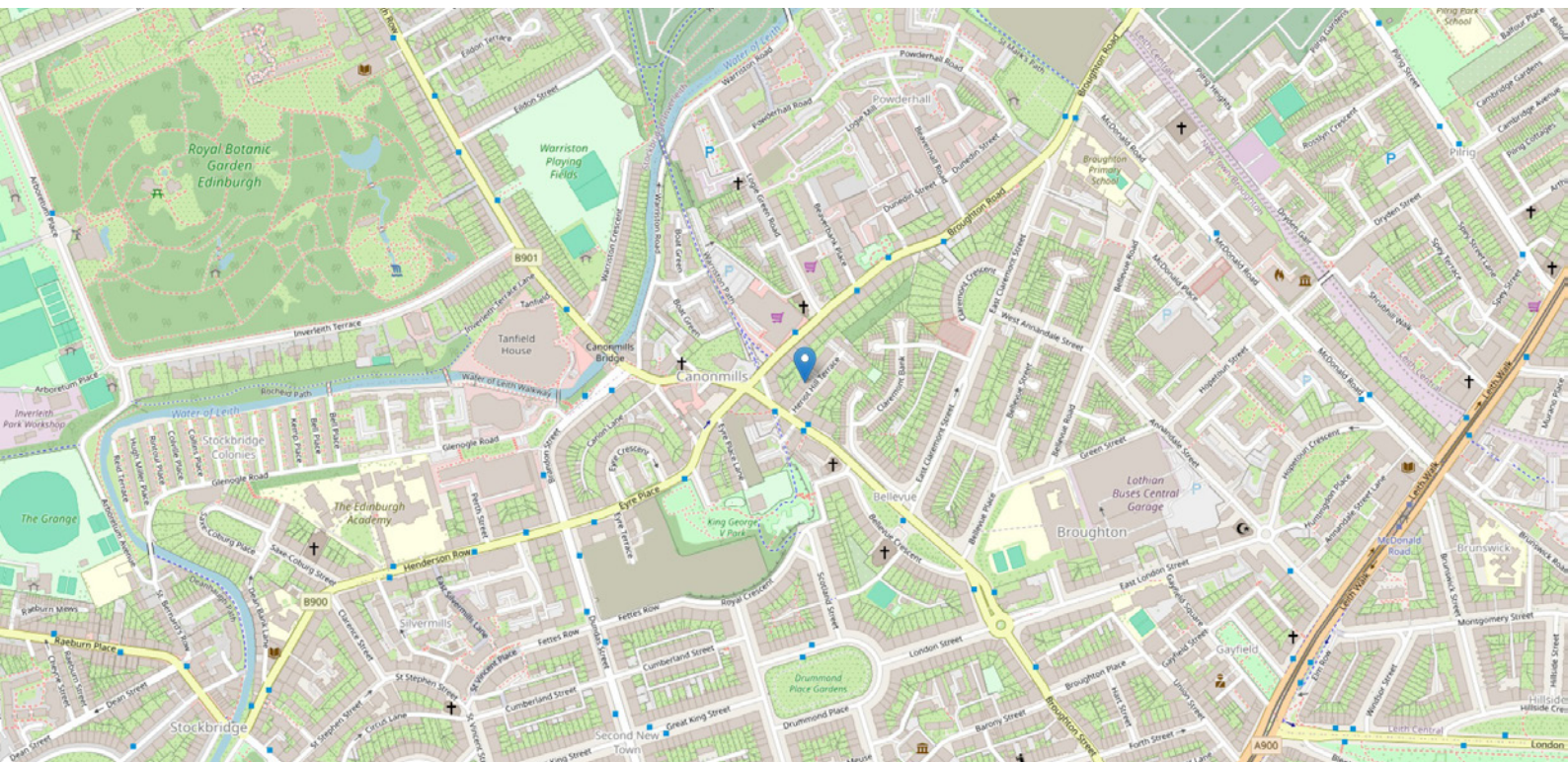
Approximate Dimensions  
(Taken from the widest point)

Kitchen/Living Room 5.12m (16'10") x 3.43m (11'3")  
Bathroom 1.81m (5'11") x 1.52m (5')

Bedroom  
Box Room

3.51m (11'6") x 2.00m (6'7")  
2.53m (8'4") x 1.91m (6'3")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>  
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's 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.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**JAMIE MCINTOSH**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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