




Solicitors & Estate Agents
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1/11 Boat Green

CANONMILLS, EDINBURGH, EH3 5LL

THE LOCATION

Canonmills is an extremely popular and sought after area lying to the north of the city centre. Within the immediate vicinity there are a wide range of local shopping, transport, recreational and educational facilities. Local shopping can be found 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 shopping the city centre can provide all that is expected of a major city.

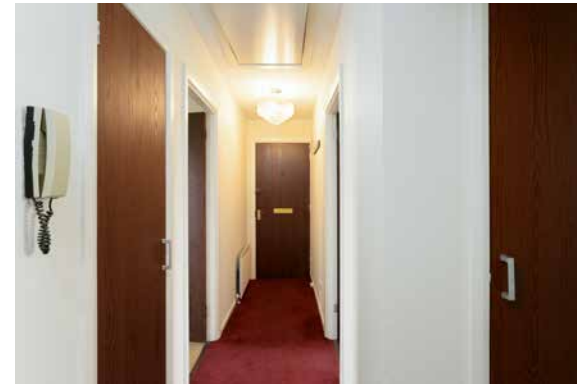
The city centre is where Edinburgh's formal entertainment facilities are highly concentrated and here there are theatres, cinemas, many restaurants and bars, indoor sports facilities and health clubs. Canonmills is within walking distance of the city centre, although an excellent bus service runs nearby the property and a five minute bus journey will take you there.



THE PROPERTY

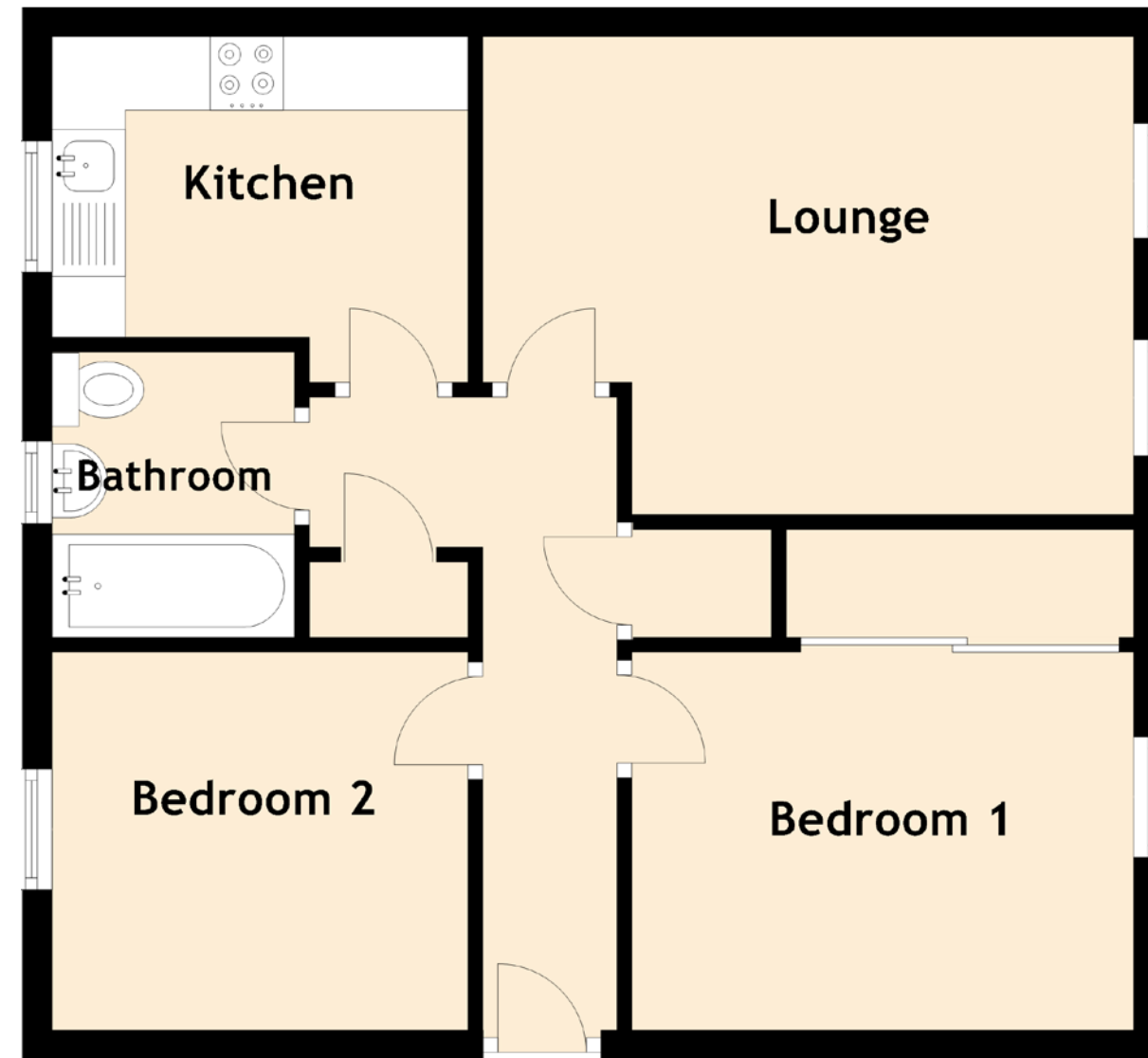
McEwan Fraser is delighted to present this top floor two double bedroom apartment to the market. Canonmills is a sought after area in close proximity to Edinburgh's popular New Town alongside the main shopping and business districts.

This apartment is entered via a welcoming hall and provides access to all rooms including useful storage cupboards. The living room is flooded with natural light and provides plenty of space for different furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space. Gas hob and electric oven are integrated and space provided for further free standing appliances. There is also a handy breakfast bar. The generously



sized master bedroom benefits from built-in wardrobes and has plenty of additional space for freestanding units. Bedroom two is also a good size. In addition, there is a modern, partially tiled family bathroom.

This property also benefits from: attic space, gas central heating, full double glazing, secure door entry system and resident's permit parking.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.43m (14'6") x 3.25m (10'8")
Kitchen	2.83m (9'3") x 2.35m (7'9")
Bedroom 1	3.40m (11'2") x 2.59m (8'6")
Bedroom 2	2.82m (9'3") x 2.57m (8'5")
Bathroom	1.94m (6'4") x 1.75m (5'9")

Gross internal floor area (m²): 56m²
EPC Rating: D

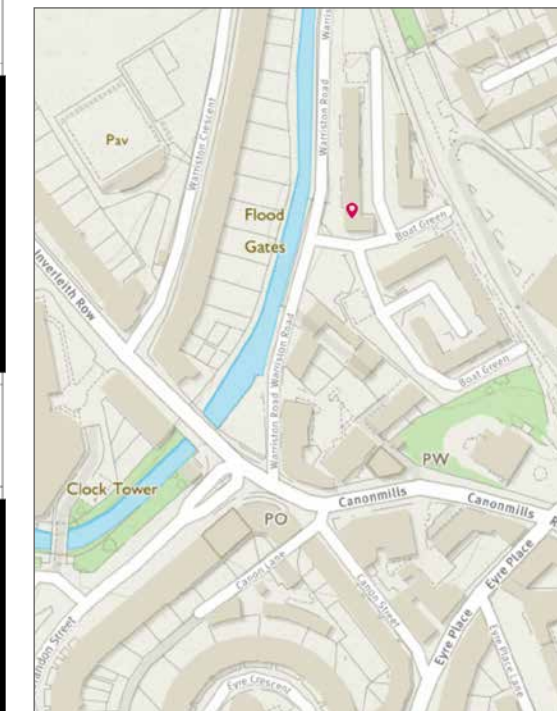


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Part
Exchange
Available

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