

61/7 Logie Green Road

CANONMILLS, EDINBURGH, EH7 4HB



*STYLISH AND IMMACULATELY PRESENTED ONE
BEDROOM FLAT IN THE HEART OF CANONMILLS*



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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom apartment, ideally located in the ever-popular Canonmills area of Edinburgh. Positioned within easy walking distance of the city centre, Stockbridge, and the scenic Water of Leith, this charming property offers an ideal blend of style, comfort, and convenience.

The property is presented in excellent condition throughout and would be perfectly suited to first-time buyers, professionals, or investors alike. The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge with ample room for both relaxing and dining, and a contemporary kitchen fitted with sleek units and quality appliances.

The Property







The generous double bedroom is quietly positioned to the rear and offers excellent built-in storage. A stylish, modern bathroom with a white three-piece suite and a shower over bath and a separate WC completes the internal accommodation.

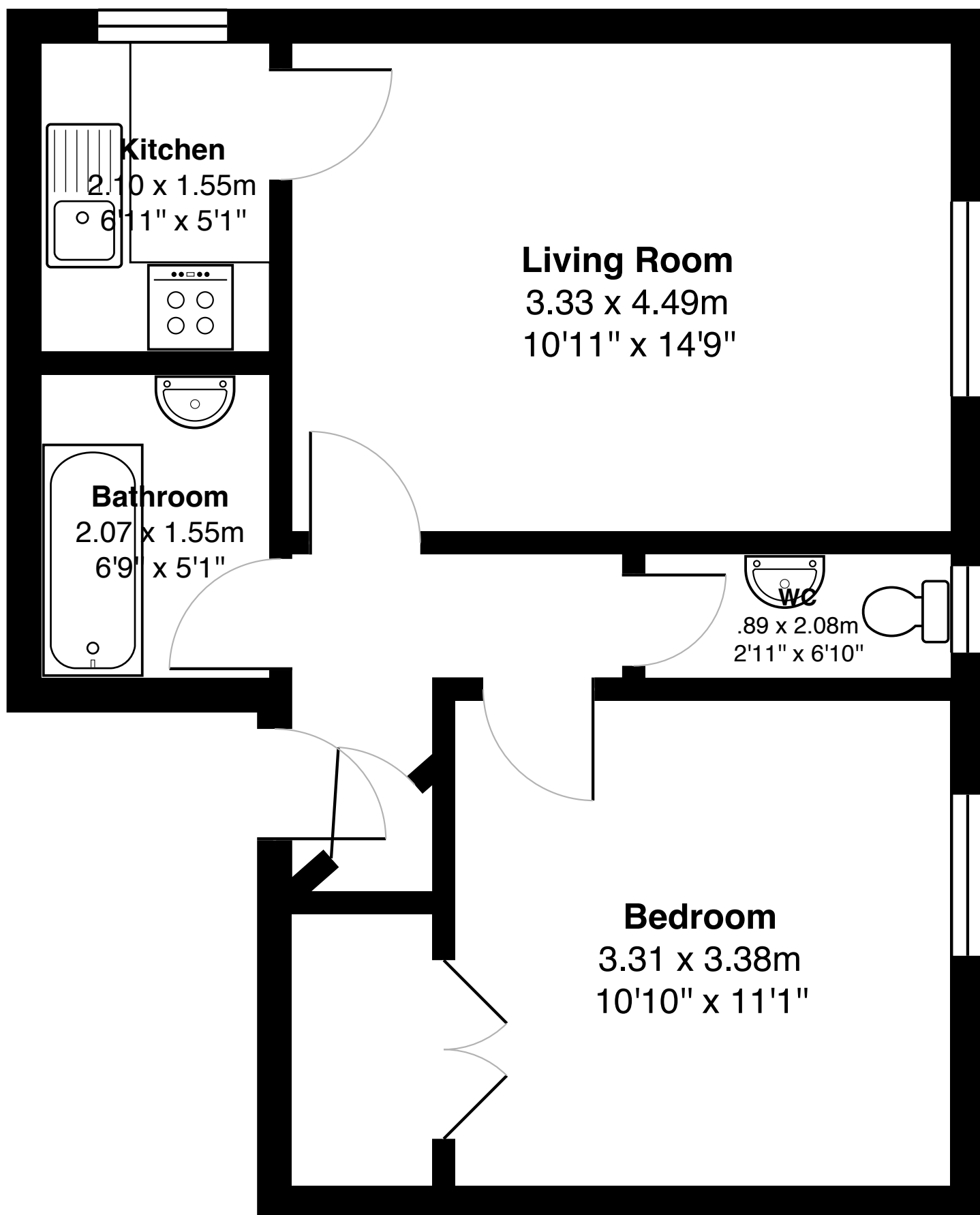




The Bathroom







Gross internal floor area (m²): 42m²

EPC Rating: C



The flat also benefits from gas central heating, double glazing, and well-maintained communal areas. Residents' permit parking is available on surrounding streets. With its central yet peaceful location, tasteful interior, and move-in condition, early viewing is highly recommended.



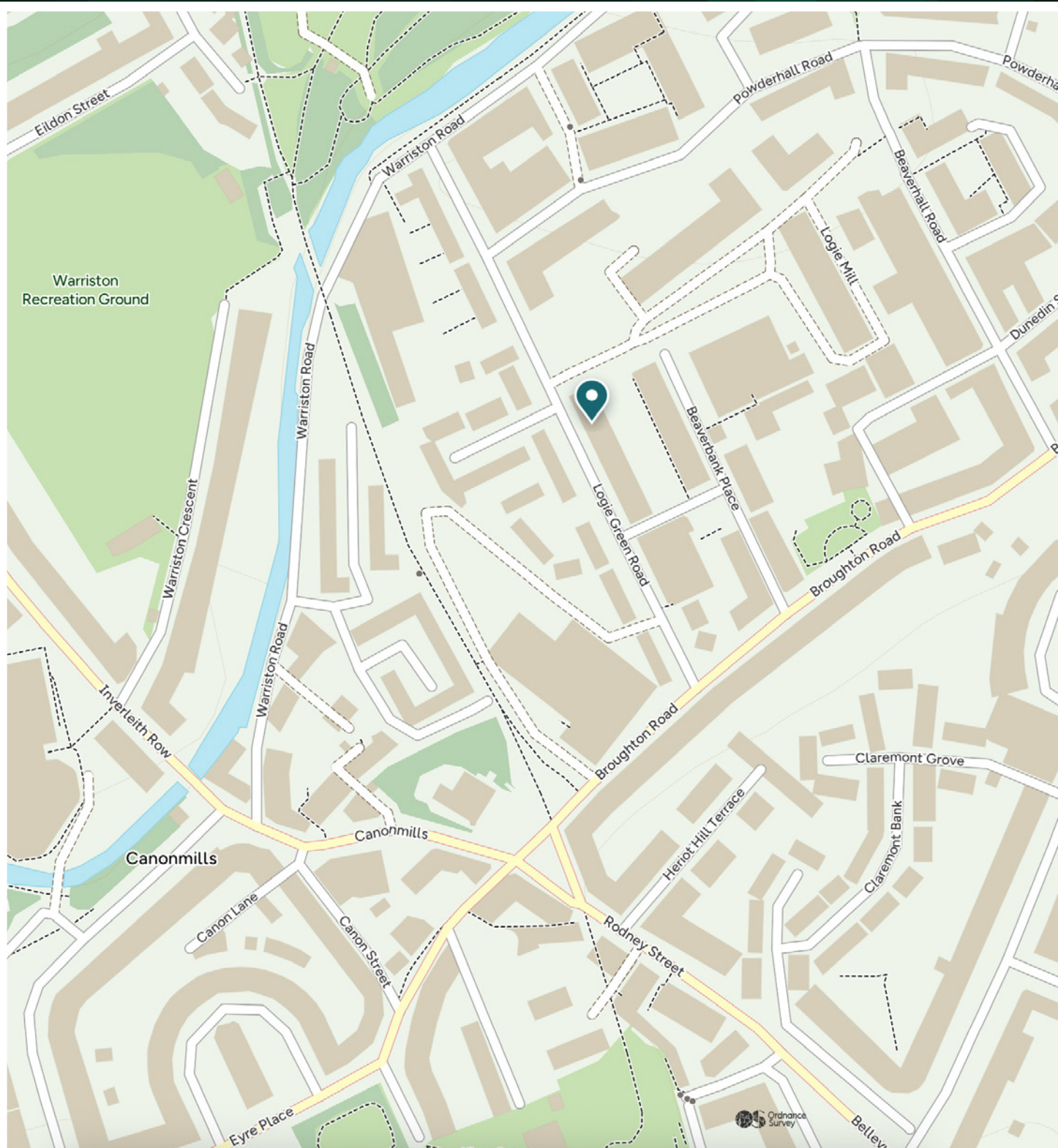


Tucked between the vibrant New Town and the tranquil Water of Leith, Canonmills is one of Edinburgh's most desirable residential enclaves. This charming neighbourhood combines period architecture, modern convenience, and a peaceful atmosphere, making it ideal for professionals, families, and downsizers.

A short walk from Stockbridge's boutique shops and cafés, yet moments from the Royal Botanic Garden, Canonmills offers the best of both worlds. Everyday essentials are close at hand, with Tesco and Lidl supermarkets on Broughton Road, while a greater range of specialised shopping awaits in the city centre. The scenic Water of Leith Walkway provides idyllic riverside strolls, and excellent transport links ensure easy access to Haymarket and Waverley stations.

The area boasts an appealing mix of Victorian townhouses, stylish mews homes, and contemporary apartments, many with private gardens or stunning views. With top schools, cultural attractions, and a thriving community spirit, Canonmills is a place where urban convenience meets relaxed sophistication. For those seeking a prime Edinburgh location with character and charm, Canonmills delivers an exceptional quality of life in one of the city's most sought-after addresses.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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