

Flat 5 17 Hughes Close

CANONMILLS, EDINBURGH, EH7 4GN



Stunning modern garden apartment with a private patio garden, and private parking, in a sought-after Canonmills development



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McEwan Fraser is delighted to present this stylish two-bedroom ground-floor apartment in the heart of Canonmills. The development at Hughes Close is known for its superbly proportioned apartments and high specification finishes. This stunning apartment sits in a beautiful courtyard setting, boasts a private patio garden, a secure underground car park, and represents the epitome of modern urban living. Early viewing is highly recommended.

THE LIVING ROOM / KITCHEN



The property features a bright and spacious open-plan kitchen and living area, complete with underfloor heating, perfect for modern entertaining or relaxing evenings at home. The proportions on offer with give a new owner plenty of flexibility to create their ideal living space. The kitchen is thoughtfully designed with sleek, modern fittings, blending seamlessly with the living space. There is a Quooker tap, a full range of Siemens integrated appliances, and beautiful Silestone work surfaces.



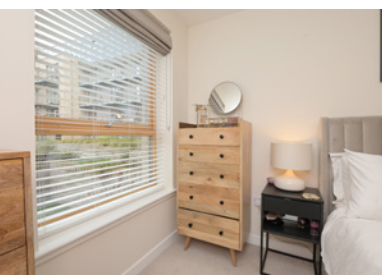
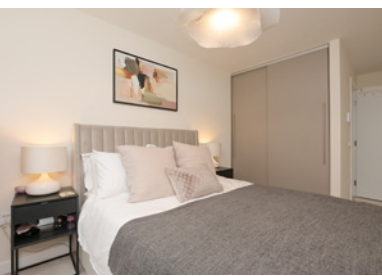


The master bedroom benefits from a stylish en-suite shower room and a large integrated wardrobe. The second bedroom is well-proportioned, ideal for guests, a home office, or additional living space, and also has a large integrated wardrobe.

THE BATHROOM



BEDROOM 1



BEDROOM 2



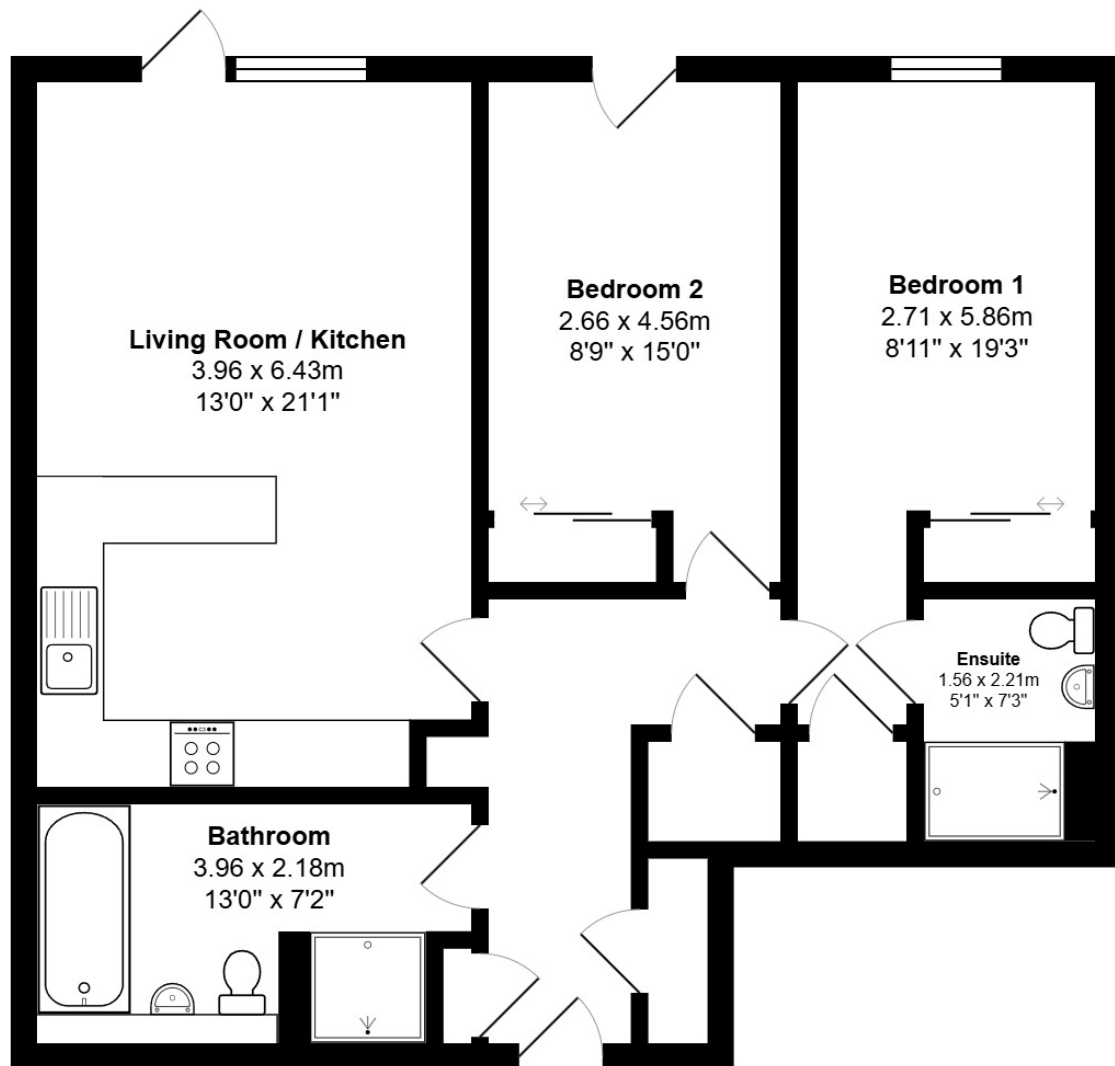
Outside, a private front patio garden provides a peaceful retreat with decking and low-maintenance artificial grass, ideal for outdoor dining or relaxing in the sun. Additional benefits include a centralised heating system, double glazing, an allocated underground parking space, a secure entry system, a bike store, and well-maintained communal grounds.

Hughes Close is perfectly positioned in Canonmills, renowned for its vibrant local amenities, independent cafes, boutique shops, and excellent transport links to Edinburgh city centre. This apartment represents a superb opportunity for professionals, couples, or investors seeking a contemporary home in one of Edinburgh's most popular neighbourhoods.

EXTERNALS

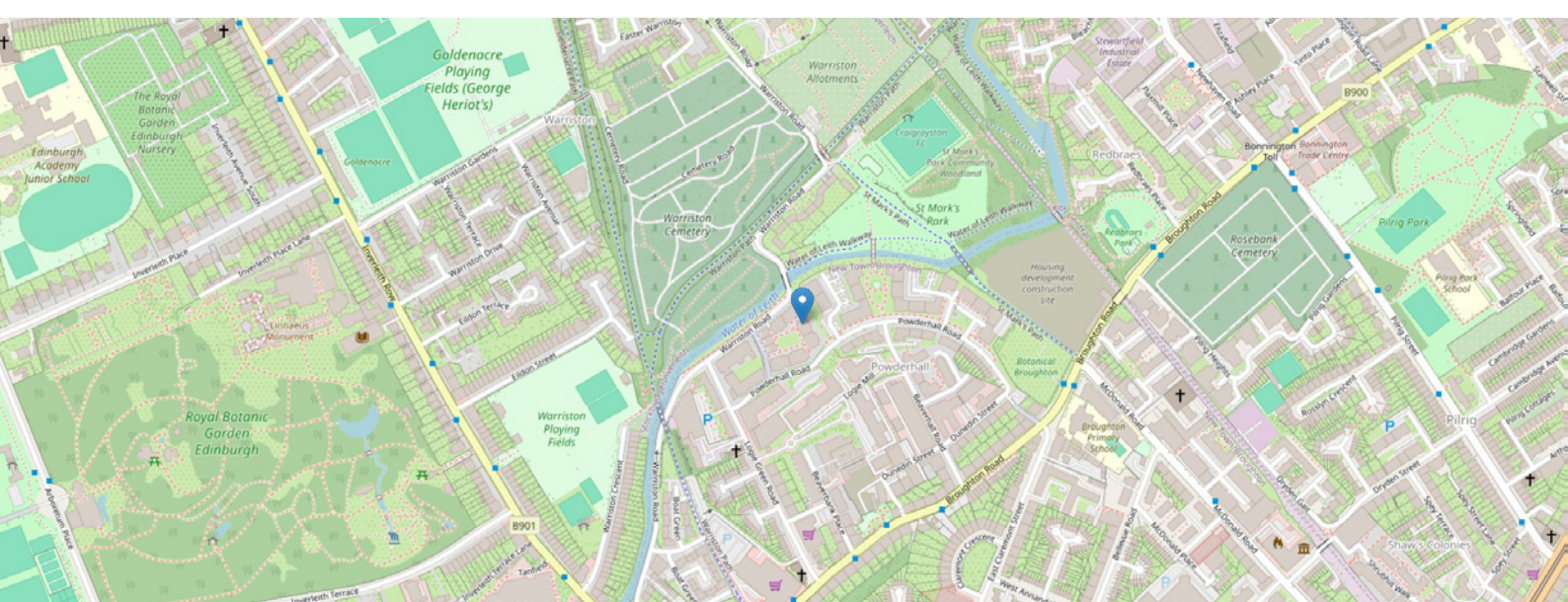


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: C



THE LOCATION

The highly desirable Canonmills area offers the perfect balance of urban convenience and relaxed neighbourhood living. Just a short walk from the city centre, Canonmills has become a sought-after hub for young professionals thanks to its vibrant local scene, strong transport links and easy access to key business districts including St Andrew Square, the West End and the Edinburgh St James Quarter.





Canonmills blends city energy with a welcoming village feel. Independent cafés, artisan bakeries, trendy bars and well-rated restaurants are right on the doorstep, providing ideal weekend brunch spots, after-work venues and places to unwind. Nearby Stockbridge and Broughton Street add even more lifestyle appeal, with boutique shops, yoga studios, gyms and gourmet food stores all within easy reach.

For those who value green space, Inverleith Park, the Water of Leith Walkway and the Royal Botanic Garden are only moments away, perfect for morning runs, relaxed walks or a peaceful Sunday outdoors. Excellent transport links, frequent bus routes and easy cycling connections make commuting across Edinburgh effortless, with Waverley Station also within walking distance for travel further afield.

Whether working from home, heading to the office or making the most of Edinburgh's social and cultural highlights, Canonmills offers a connected, stylish and convenient location, an ideal base for modern city living.



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