

2/18 Powderhall Rigg

EDINBURGH, EH7 4GA



This spacious two-bedroom apartment is one of two penthouse apartments occupying the top floor, its elevated position offers excellent views towards Edinburgh Castle and huge amounts of natural light



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McEwan Fraser is delighted to present this spacious two-bedroom Penthouse apartment to the market. The property with its elevated position offers excellent views towards Edinburgh Castle, New Town and Stockbridge and huge amounts of natural light. The property is offered to the chain free and is presented in excellent internal condition and benefits from gas central heating, double glazing, a secure entry system, lift access, Secure Bicycle room and well-maintained communal grounds.

THE LIVING/DINING ROOM



The accommodation is focused on an L-shaped living/dining room that is neutrally finished and offers a huge amount of flexible floor space. The proportions on offer give tremendous flexibility for the new owners to create their ideal entertaining space. Potential buyers should note that the shape and size of the room would allow the easy creation of a third double bedroom.

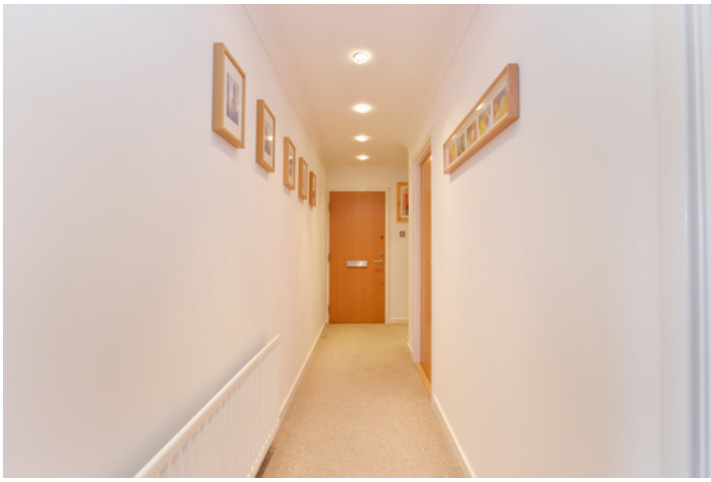


THE KITCHEN



The kitchen boasts a range of base and wall-mounted units which are set against a tiled splashback. There is plenty of prep and storage space for the aspiring chef and a range of integrated appliances including a gas hob, electric oven, fridge freezer, and dishwasher.





Bedroom one is a spacious double bedroom with an integrated wardrobe and plenty of space for a full suite of supporting furniture , there is also a work Station built into the window recess. Bedroom two is also a well-proportioned double bedroom which also has space for supporting furniture and a work station in the window recess.

Accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

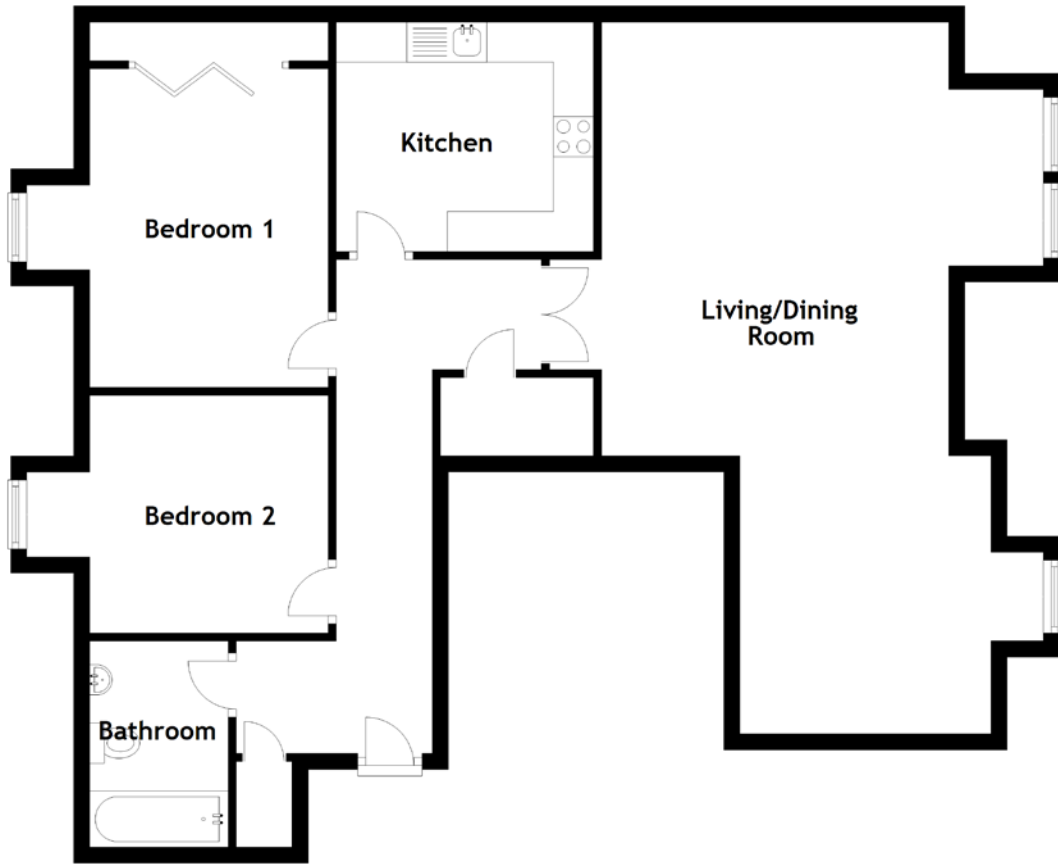


There are beautifully kept communal garden grounds surrounding the development together with a children's play park. A wooden bridge over the Water of Leith gives access on foot to St. Mark's Park. Ample residents' permit parking is available.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP

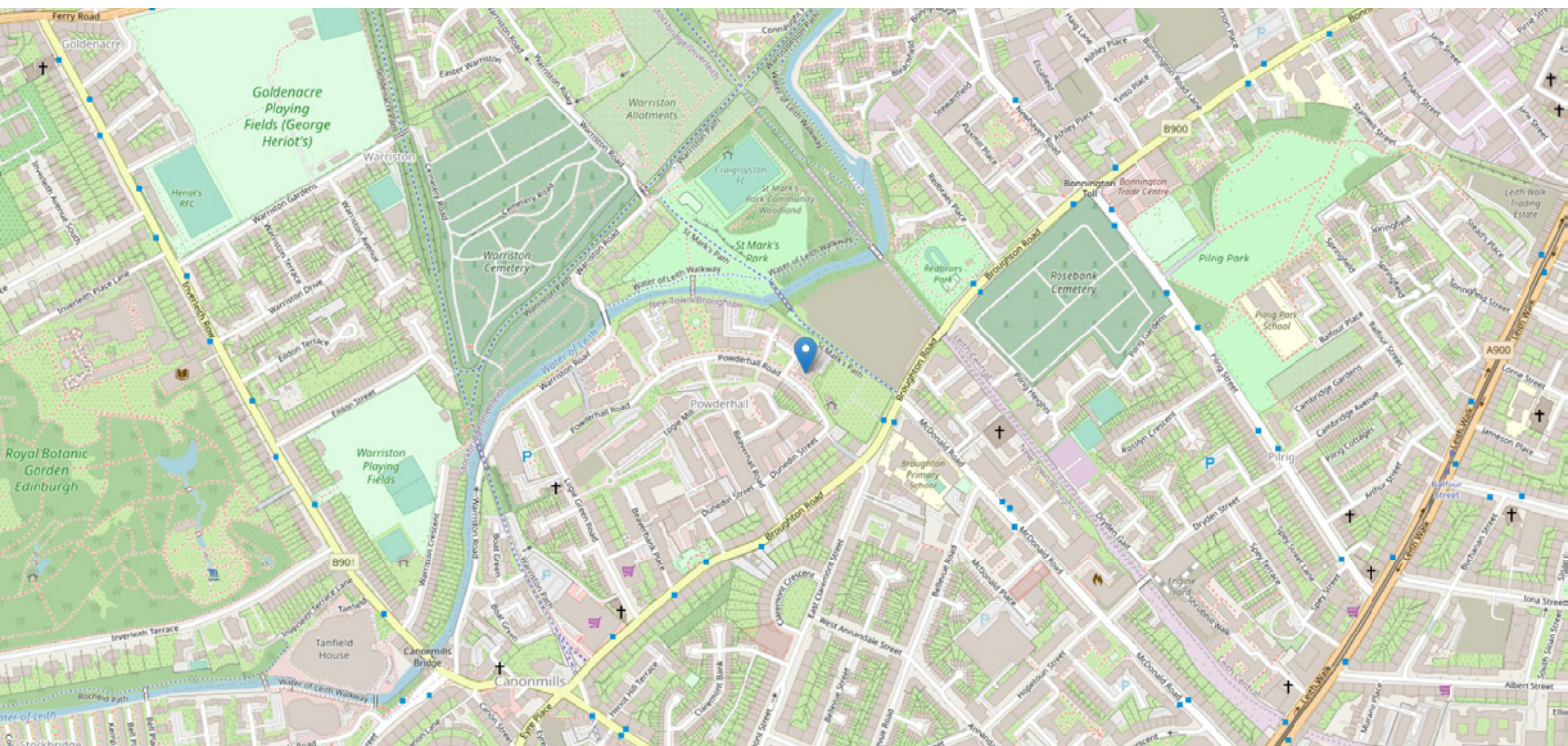


Approximate Dimensions (Taken from the widest point)

Living/Dining Room 8.87m (29'1") x 5.51m (18'1")
 Kitchen 3.21m (10'6") x 2.86m (9'5")
 Bedroom 1 3.97m (13') x 3.76m (12'4")

Bedroom 2 3.76m (12'4") x 2.96m (9'9")
 Bathroom 2.57m (8'5") x 1.73m (5'8")

Gross internal floor area (m²): 90m²
 EPC Rating: B



THE LOCATION

Powderhall Rigg is located just to the north of the city centre which can be accessed via a frequent bus service that runs close by giving swift access to the city centre. The property is also within easy access to both Waverley Station and St Andrew Bus Station making it ideally placed for those with a commute.





Shopping facilities include a Tesco Superstore, Ocean Terminal is a short drive/bus journey away plus there are all the high street shops in George and Princes Street along with the recently finished St James centre which has a range of high-end shops, restaurants and entertainment. Recreational facilities include a number of popular bars, cafes and restaurants, The Vue cinema complex, Omni Centre, Playhouse Theatre and the Royal Botanic Gardens.



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