

# 2/6 Powderhall Rigg

CANNONMILLS, EDINBURGH, EH7 4GA



*IMMACULATE TWO BEDROOM FLAT WITH EN SUITE,  
MODERN FINISHES AND EXCELLENT PROPORTIONS IN  
POPULAR POWDERHALL RIGG*



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McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom second-floor flat, set within the popular Powderhall Rigg development. Offering bright, modern accommodation in true move-in condition, this property is ideally suited to first-time buyers, professionals or investors.

The home boasts a spacious and welcoming living area, perfect for both relaxing and entertaining, with a well-appointed kitchen offering ample storage and worktop space. Both bedrooms are well proportioned, with the principal bedroom benefiting from a stylish en-suite shower room.

## The Property





**Bedroom 1**







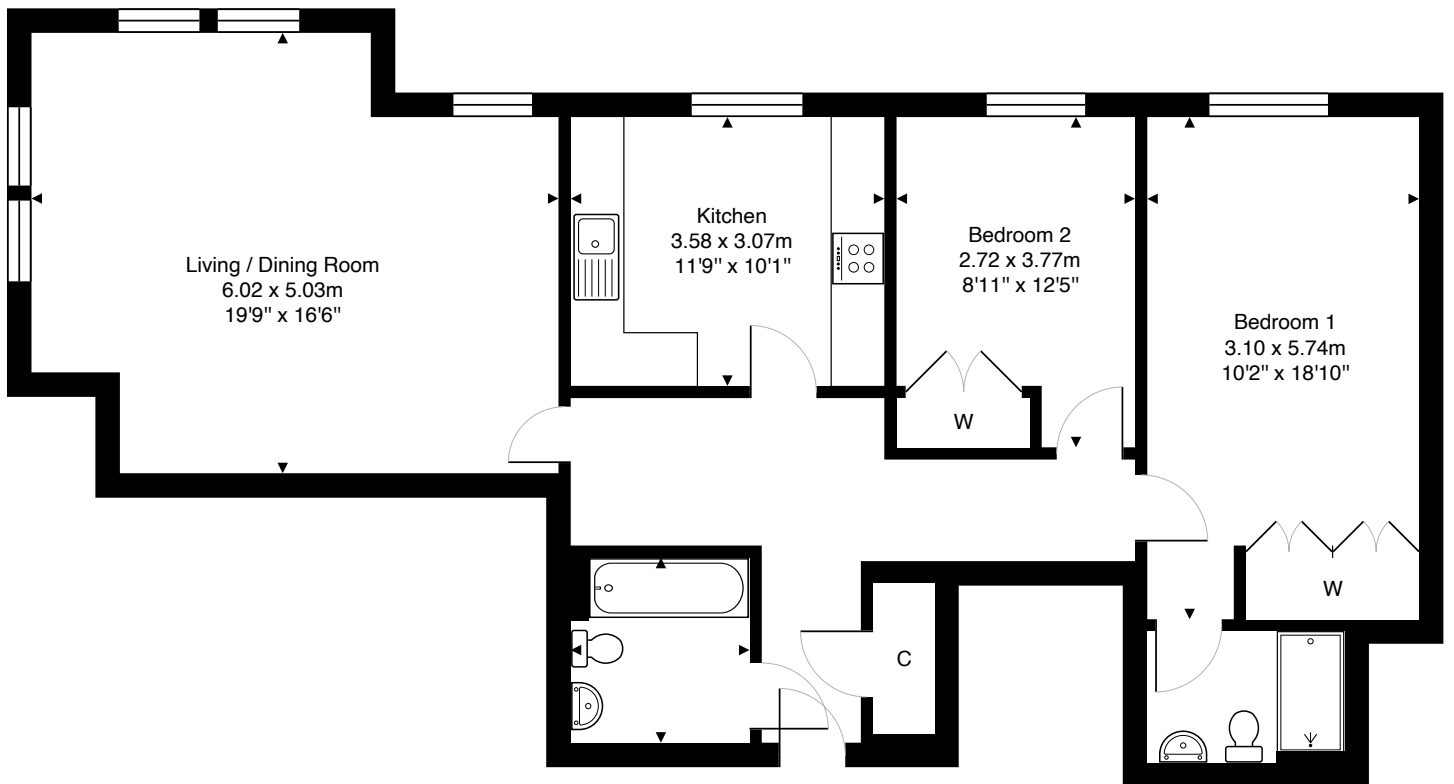
**Bedroom 2**





The property is further complemented by a good-sized family bathroom, finished to a modern standard. Throughout, the flat is presented in excellent decorative order, creating a comfortable and contemporary living environment.





Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: B

## Floor Plan

Further benefits include gas central heating and double glazing, ensuring warmth, comfort and energy efficiency all year round.

Located within a well-maintained development with easy access to local amenities, transport links and the city centre, this superb property represents an excellent opportunity in a sought-after location. Early viewing is highly recommended.





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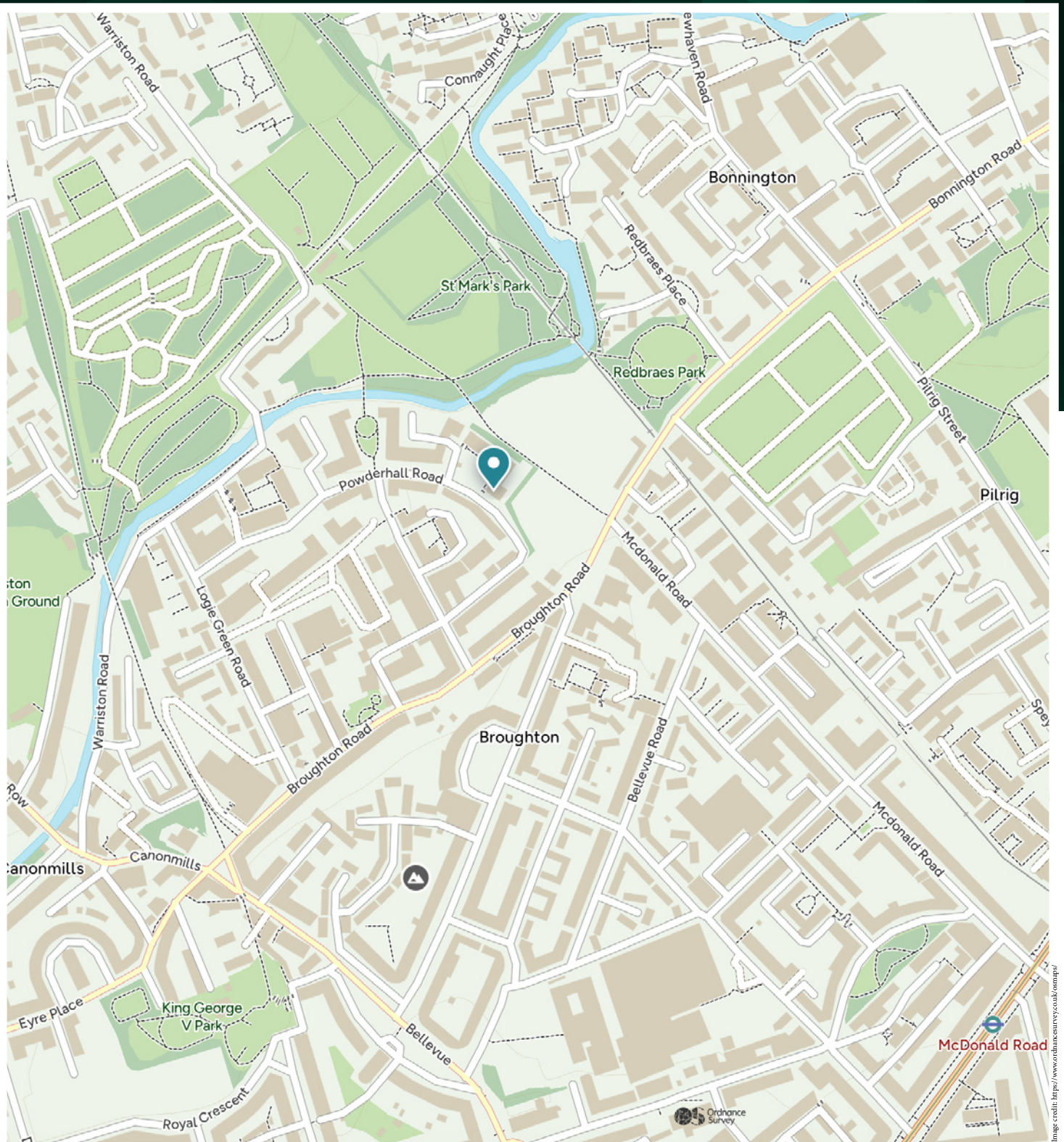
Canonmills is an extremely popular and sought-after area lying to the north of the city centre. Within the immediate vicinity, there are a wide range of local shopping, transport, recreational and educational facilities.

Local shopping can be found within the immediate vicinity for all your daily requirements but for those whose needs are great a Tesco supermarket can be found on Broughton Road. For a greater range of specialised shopping, the city centre 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.

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THE TIMES



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