



## Flat 2, 2 Stoddart Way, Canonmills, Edinburgh, EH7 4FD

Light and Beautifully Presented, Two-Bedroom, Dual-Aspect, First-Floor Flat

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# Property Description

Light and beautifully presented, two-bedroom, dual-aspect flat, on the first floor of a modern, factored development. Located in Edinburgh's sought-after Canonmills area, just northeast of the city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, master bedroom with en-suite, a further double bedroom and a bathroom.

Highlights include a modern kitchen with integrated appliances, stylish bathroom suites, and contemporary flooring. In addition, there is double glazing, electric heating, and light, neutral decor throughout.

The development also includes a video secure entry system, a shared patio roof terrace, and residents' parking area.

The entrance hall has wood-effect flooring, a storage cupboard and a secure entryphone, and serves each room within the flat. The bright and spacious, open-plan living/dining room has matching flooring from the hall, TV and media points, a pendant lighting fitting for the lounge and spotlighting for the kitchen area. The kitchen is fitted with modern units, stone effect worktops, unit downlighting, a breakfast bar and a stainless steel sink, with integrated appliances, including a ceramic hob, electric oven, fridge/freezer, dishwasher and washing machine.

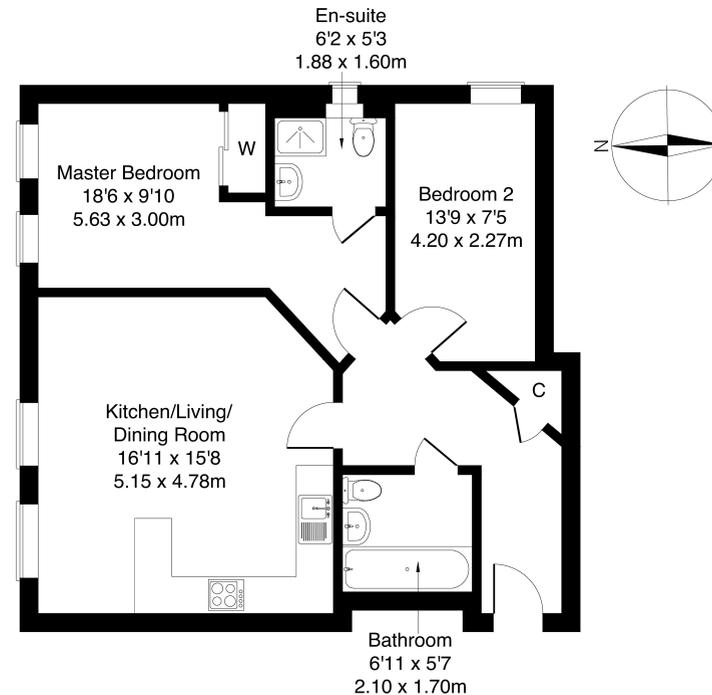
The master bedroom features carpeted flooring, a fitted wardrobe and a stylish en-suite shower room fitted with a two-piece suite and a corner cubicle. A flexible bedroom also has carpeted flooring and space for bedroom furniture and storage.

Set internally off the hall, the bathroom is fitted with a modern three-piece suite, with a mains over-bath shower, tiled splashbacks, shaver point, ladder-style radiator and spotlighting.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Canonmills is a fashionable and sought-after area of Edinburgh's city centre. Located adjacent to the iconic New Town, Stockbridge and the bustling east end, there is a range of impressive period buildings, crescents, cobbled streets and charming historic details. Vibrant Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst

supermarket shopping is provided by a Tesco off Broughton Road. Numerous parks provide eclectic green spaces including King George V Park, Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot, whilst a bus service is available from Broughton Street and Broughton Road.





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