



23/1, Brandon Terrace, Edinburgh, EH3 5DZ

Beautifully Presented and Rarely Available, One Bedroom, Ground Floor, Garden Flat

Up to date price and viewing info at mov8realestate.com/property



# **Property Description**

Tastefully presented and rarely available, one-bedroom, ground-floor garden flat, forming part of a traditional stone-built tenement. Conveniently located in the vibrant and fashionable area of Canonmills, just to the north of Edinburgh city centre.

Comprises an; entrance hallway, living/dining room, kitchen, a double bedroom, and a bathroom. Freshly prepared for the market with a mix of period and contemporary features, ready-to-move-in. Highlights include a modern integrated kitchen, stylish bathroom with a re-enamelled original bath, stripped-wood-panelled door and varnished hardwood flooring.

In addition, there is period comice work, modern double glazing and gas central heating, new period-style radiators, and French doors to a newly built patio garden deck. There is a secure entry system, a well-maintained shared garden and zoned on-street parking to the front and surrounding streets.

The hall gives access to all rooms except the kitchen and features a walk-in store cupboard, the secured entry handset, and a generous reception area with space for outerwear and freestanding furniture. A good-sized public room with ample space for lounge and dining furniture, a feature fireplace, a built-in store cupboard, and a press cupboard also housing the central heating unit. Set off the rear of the lounge, a stylish kitchen is set internally, and includes wood-effect worktops sink with drainer, washing machine, and an integrated fridge, freezer, oven and ceramic hob with canopy above. The bedroom retains a period fireplace and cornice work, and has space for freestanding storage. A spacious bathroom is fitted with an eclectic traditional style suite, tiled flooring and splash walls, an exposed brick feature wall, and a towel rack.

## Omov<sup>8</sup>

### 23/1 Brandon Terrace, Edinburgh, EH3 5DZ

Approximate Gross Internal Area: (635 sq ft - 59 sq m.)

Bathroom





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.



















### **Our Services**

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208

sales@mov8realestate.com

www.mov8.com

#### **Head Office**

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### **Glasgow Office**

77 Renfrew Street, Glasgow, G2 3BZ



**Estate Agents and Solicitors** 





in



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.