



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](https://www.mov8realestate.com/property)

espc rightmove find your happy Zoopla

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.

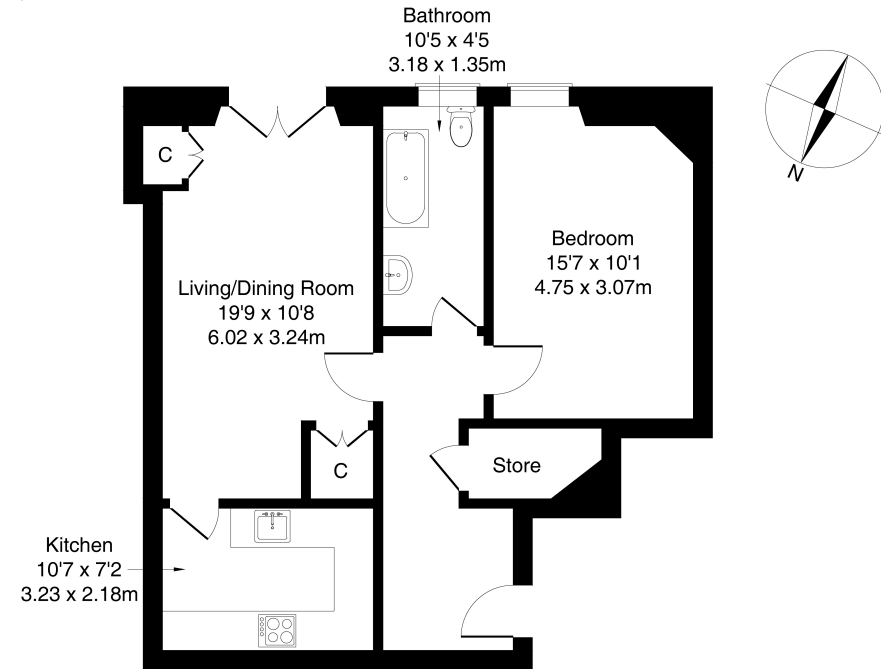
In addition, there is period cornice work, modern double glazing and gas central heating, new period-style radiators, and French doors to a newly built patio garden deck. There is a secure entry system, a well-maintained shared garden and zoned on-street parking to the front and surrounding streets.

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.



23/1 Brandon Terrace, Edinburgh, EH3 5DZ

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





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

