



Flat 10, 1 Hatters Lane, Powderhall, Edinburgh, EH7 4GZ

Immaculately Presented & Spacious, Modern, Three-Bedroom, Third-Floor, Duplex Apartment

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Property Description

Immaculately presented and spacious, modern, three-bedroom, third-floor, duplex apartment, with private balconies and superb skyline views. Rarely available, set on a quiet side street in Edinburgh's sought-after Powderhall area, just northeast of the city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, utility cupboard, three double bedrooms, two en-suite shower rooms and a family bathroom.

Highlights include a stylish kitchen, with integrated SMEG appliances, generously proportioned bathrooms, with high-quality tiling and sanitary ware, and contemporary lighting. With light, neutral decor throughout, there is also excellent storage provision including wardrobes for each bedroom, multiple TV/phone points, gas central heating and double glazing. The modern development provides a lift service, secured entry, a car park for residents, a shared bike store and landscaped grounds.

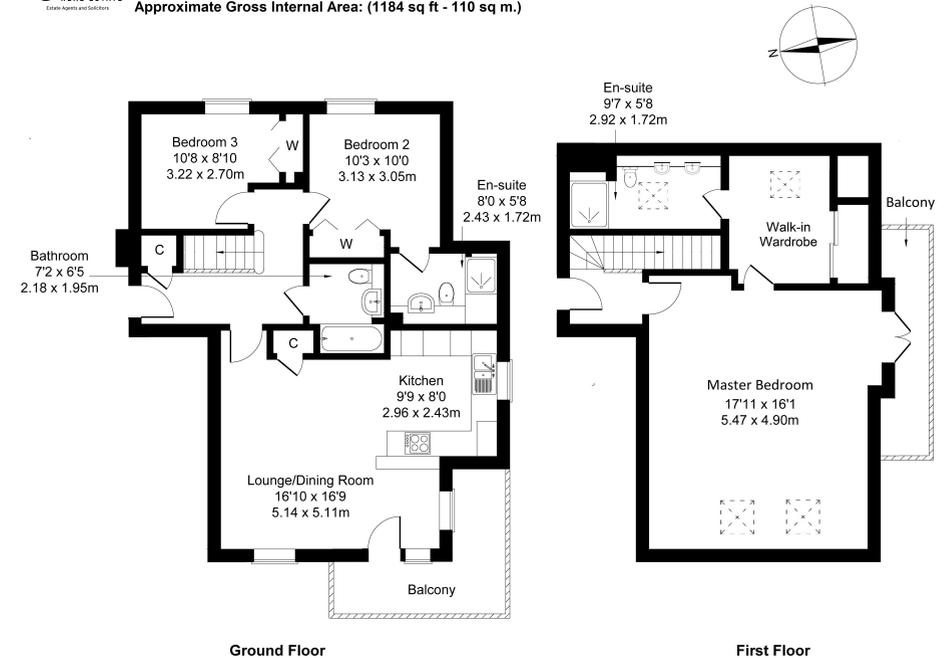
A welcoming entrance hall, with storage, is finished with light, neutral decor and carpeting. On the right, an impressively proportioned, open-plan space is filled with natural light from generous, dual-aspect glazing, including French doors, which open onto a southwest-facing, wrap-around balcony. Tastefully presented, the living area is spacious and flexible, with room for seated dining, if desired; whilst, zoned by a breakfast bar, a contemporary kitchen is fitted with stylish base and wall units and a sink with a drainer. A range of Smeg appliances includes an integrated gas hob, a stainless-steel canopy, an eye-level oven and microwave/oven combo, a dishwasher and an American-style fridge freezer, whilst a washer/dryer is discreetly housed in a utility cupboard.

Two double bedrooms continue the modern, neutral decor and carpeting of the living space and whilst both include built-in wardrobe storage, one further benefits from a modern, en-suite shower room. Completing this floor, a contemporary family bathroom comprises a three-piece suite, a shower-over-bath, a chrome ladder-style radiator, vanity storage and tiled splash walls and flooring.

The upper floor contains the stunning master bedroom suite. Opening, via French doors, onto a south-facing balcony with panoramic views of Edinburgh Castle, perfect for the fireworks at New Year and the Edinburgh Fringe Festival, the bedroom also enjoys king-size proportions and is accompanied by a walk-in dressing room with wardrobe storage, and a contemporary en-suite shower room, with Jack and Jill basins.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Flat 10, 1 Hatters Lane, Edinburgh, EH7 4GZ
Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



Area Description

Powderhall is a quiet and popular residential area, north of the city centre, and offers a good variety of specialist and everyday shops in and around the area, with a Tesco Superstore and Lidl within walking distance. Nearby Cannonmills and vibrant Broughton Street provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. The Water of Leith runs through the area,

with the 12-mile Water of Leith Walkway following its route from Balerno to Leith; as well as other recreational facilities, including Inverleith Park, the renowned Royal Botanic Gardens, Glenogle Baths, Pilrig Park and the Edinburgh cycle path network. Whilst attractions of Edinburgh city centre are easily accessible by foot, cycle, car or public transport with a bus service available from Broughton Street and Broughton Road.





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