



8/14 Powderhall Brae, Canonmills, Edinburgh, EH7 4GE

Immaculate Three-Bedroom, Fourth-Floor (Top) Flat, with Two Private Balconies

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Property Description

Immaculately presented, three-bedroom, fourth-floor (top) flat, with two private balconies. Set in a modern, factored, residential development, located in the sought-after Canonmills area, close to Edinburgh city centre.

The property enjoys stunning open views towards Edinburgh Castle, from a south-facing balcony.

Comprises an entrance hallway, a living room, a kitchen, three double bedrooms, two en-suite shower rooms and a bathroom.

Tastefully finished and in move-in condition, highlights include a modern integrated kitchen with a full range of appliances and stylish fitted bathrooms.

In addition, there is double glazing, gas central heating and good storage provision, including integrated wardrobes.

There is also a secure entry system and ample residents' and visitor parking.

A welcoming entrance hall, with generous cupboard storage, is finished with light, neutral decor and carpeting. A living room enjoys plenty of natural light and opens onto a wide, southerly-facing balcony, with stunning open views towards Edinburgh Castle. The tastefully presented reception room offers a versatile floor plan and ample space for freestanding lounge furniture. Next door, a kitchen includes space for a dining table and chairs and is fitted with modern, grey units and stone-effect worktops. Appliances include an integrated oven, a microwave, a ceramic hob, a stainless-steel extractor fan, a dishwasher, a washing machine and a freestanding fridge/freezer.

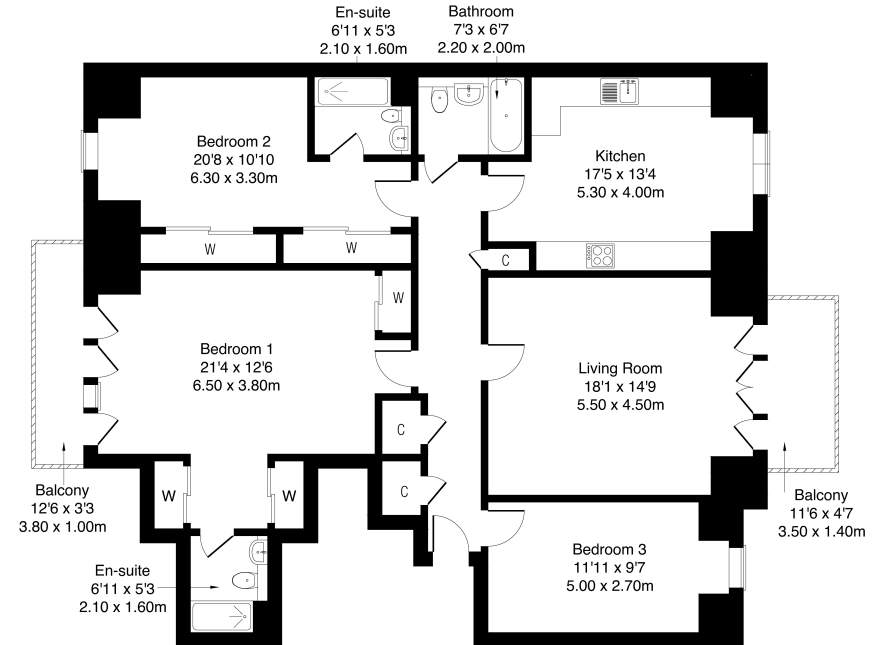
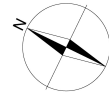
Three double bedrooms continue the tasteful presentation and generous proportions of the living space. Two of the bedrooms enjoy integrated wardrobe storage and en-suite shower rooms, whilst the master bedroom further benefits from a private balcony.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, including a bath with a shower attachment, vanity storage, a ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (1464 sq ft - 136 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 between the iconic New Town and Stockbridge and the bustling east end, with 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 and Lidl 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 the newly completed St James Quarter, offers a wide range of retail, restaurants, lifestyle, and leisure facilities, with many more in planning. Bus services are available from Broughton Street and Broughton Road, with further excellent public transport, including the tram, available at the top of Broughton Street.





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