



## 4a Canon Street, Canonmills, Edinburgh, EH3 5HE

Beautifully Presented, Traditional, Three-Bedroom, Basement Flat

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# Property Description

Beautifully presented and rarely available, flexible three-bedroom, basement 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, two double bedrooms, single bedroom and a family bathroom.

In move-in condition, features include a modern kitchen and stylish fitted bathroom, high-quality wood flooring, well-proportioned rooms and light tasteful decor.

In addition, there are sash and casement windows, gas central heating, a secure entry system and a well-maintained and secluded, shared garden.

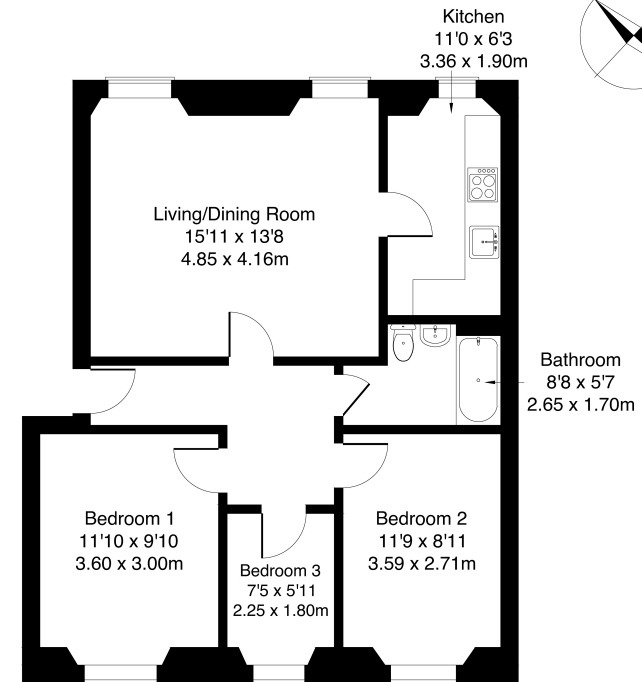
Within walking distance of the Royal Botanic Gardens, excellent shopping and a superb variety of restaurants, together with proximity to Edinburgh's city centre. There is zoned on-street parking to the front and surrounding streets.

The welcoming entrance hall gives access to all rooms except the kitchen and features space for outerwear, high-quality flooring, and a secure entry handset. Set to the front is a good-sized public room, which can easily accommodate both lounge and dining furniture and includes high-quality flooring and a central light fitting. Set off the lounge, the kitchen also has a front-facing window, whilst fitted units include good worktop space, a tiled surround, a sink with a drainer, an integrated oven and a gas hob. All three bedrooms are set to the rear with charming leafy views of the shared garden. Two well-proportioned double bedrooms include brand new carpeted flooring, central light fittings and space for freestanding storage. A flexible third bedroom has high-quality flooring, and offers a potential office, store or dresser. The stylish bathroom is set internally and has a fitted suite including a concealed cistern, a mains shower over the bath, recessed spotlighting, a ladder-style radiator, tiled flooring and splash walls.

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**4A Canon Street, Edinburgh, EH3 5HE**

Approximate Gross Internal Area: (721 sq ft - 67 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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