

COULTERS[®]

4E Canon Street
Edinburgh
EH3 5HE



This beautifully presented, three-bedroom flat is located on a lovely cobbled Georgian residential street in the popular Edinburgh district of Canonmills. Positioned on the first floor, the property has been recently redecorated and is brought to market in move in condition. The bright and spacious sitting/dining room benefits from three sash and casement windows which flood the room with natural light. Direct access is provided to the well-equipped, fitted kitchen which features ample worktop space and storage cabinets. The three bedrooms, which have been newly recarpeted, are quietly situated to the rear of the property and comprise two doubles (one with built-in storage) and a single bedroom which would also make an excellent office space or dressing room. The bathroom is of traditional style with white three-piece suite and shower over the bath. A shared communal garden is available to the rear of the property and has a pleasant, south westerly aspect, ideal for enjoying summer evenings.



Property Features:

- Welcoming hallway and living room with wood flooring
- Period features including high ceilings and sash and casement windows
- Sitting/dining space with access to kitchen
- Fitted kitchen with large window
- Three good sized bedrooms
- Traditional three-piece bathroom
- Southwest facing communal garden
- Gas central heating
- Resident permit parking
- Superb location close to amenities



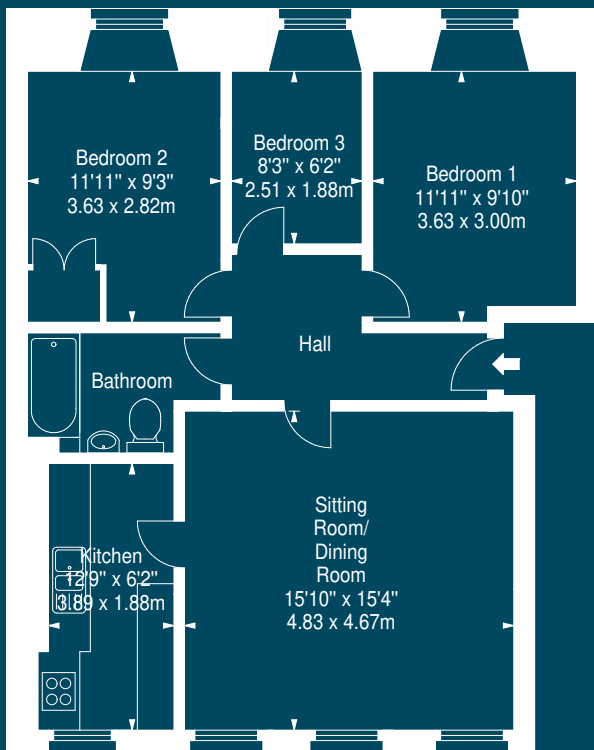
Bedroom 2 has been virtually staged to show the room furnished.

Extras

All fitted appliances are included in the sale, including; oven, fridge, washing machine and dishwasher.

Area

On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. King George V Park, a lovely leafy green space with a children's play park lies just a stone's throw from Canon street itself and gives access to the city's extensive off-road cycle network as well as lovely walking trails. A short stroll will take you to some of the capital's other best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by. The city centre is within easy reach and offers an abundance of restaurants, art galleries, museums, theatres and historic attractions. It also boasts a wide and varied shopping experience enhanced with the recent addition of the St James Quarter, an upmarket mixed-use retail and entertainment complex. Excellent transport links are within walking distance including Waverley Station and regular tram and bus services from York Place that connect the city to Edinburgh International Airport.



Canon Street, Edinburgh, Midlothian, EH3 5HE

Approx. Gross Internal Area
749 Sq Ft - 69.58 Sq M
For identification only. Not to scale.
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First Floor

WELCOME HOME [©]

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coulterproperty.co.uk

Terms & Conditions

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