



## 2/7, Powderhall Brae, Edinburgh, EH7 4GD

Tastefully Presented Three-Bedroom, First-Floor Apartment with Private Balcony

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# Property Description

Light, tastefully presented and spacious, three-bedroom, first-floor apartment with a private balcony and leafy riverside views. With a cul-de-sac setting, in an exclusive residential development adjacent to the Water of Leith, in the sought-after Canonmills area, just north of Edinburgh centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, an en-suite shower room, and a family bathroom.

Peacefully positioned at the rear of the building, featuring an impressive public room with a bay window, a fitted kitchen with appliances and stylish bathrooms. In addition, there is contemporary flooring throughout, superb integrated storage, gas central heating and double glazing.

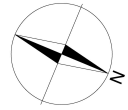
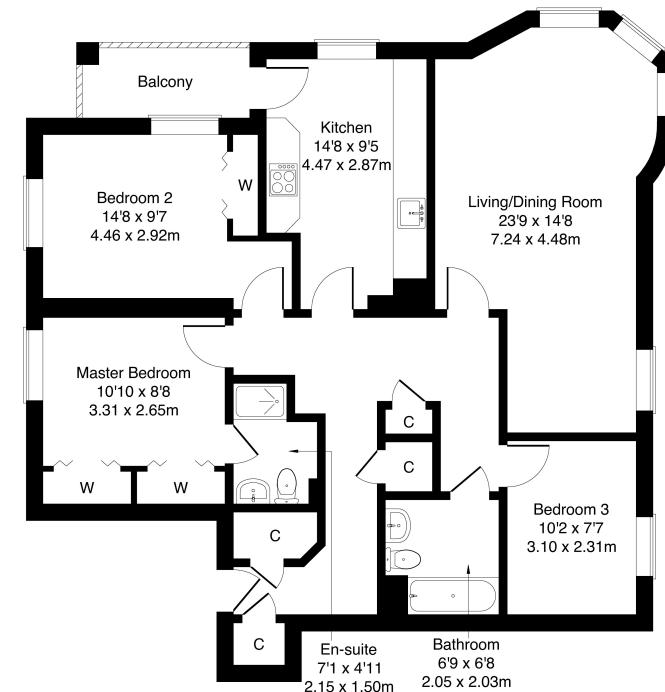
The development also provides highly maintained landscaped grounds, a secured entry system, lift service and two permits for the private car park.

Welcoming you into the property and leading through to the spacious living and dining room, this space is finished to a high standard, featuring contemporary flooring throughout and a charming bay window. The kitchen has been stylishly finished with granite-effect countertops, a tiled splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, washing machine, dishwasher, and fridge freezer, while also providing access to the private balcony.

All bedrooms have been finished with light and tasteful décor alongside carpeted flooring, creating a cosy and warm environment, with bedroom two and the master bedroom further benefiting from wardrobes ideal for storage. The master bedroom also features an en suite shower room for additional convenience. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath.



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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 in Edinburgh's city centre. It is situated between the iconic New Town, Stockbridge, and the bustling east end, featuring a range of impressive period buildings, crescents, cobbled streets, and charming historic details. Vibrant Broughton Street and nearby Stockbridge offer a variety of quality independent retailers including butchers, fishmongers, cafés, restaurants, and bars, while supermarket shopping is available at Tesco and Lidl on Broughton Road. There are numerous parks providing diverse green spaces

such as King George V Park, Inverleith Park, and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre are within walking distance, and the newly completed St James Quarter offers a wide range of retail, restaurants, lifestyle, and leisure facilities, with many more planned. Bus services run from Broughton Street and Broughton Road, and further excellent public transport, including the tram, is available at the top of Broughton Street.





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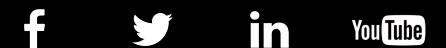
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