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PF2, 61 Logie Green Road, Canonmills, Edinburgh, EH7 4HB

Tastefully Presented & Rarely Available, One Bedroom, Garden Flat

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Property Description

Tastefully presented and rarely available, this one-bedroom, ground-floor garden flat forms part of a traditional stone-built tenement. Conveniently located close to the Water of Leith, in the vibrant and fashionable area of Canonmills, just to the north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room and kitchen, a double bedroom, a shower room, and a WC.

Highlights include a stylish fitted kitchen with appliances, a modern shower room with underfloor heating, and tall ceilings. In addition, there is double glazing, gas central heating, stripped wood-panelled doors, original wood and contemporary flooring.

There is a secure entry system, direct access to a shared patio garden and drying green, with garden furniture included, and zoned on-street parking to the front and surrounding streets.

A welcoming entrance hall provides access to all accommodation within the property. The heart of the property is a good-sized open-plan living, dining and kitchen area, beautifully presented with characterful features including a striking brick fireplace recess and an attractive brick feature wall in the dining space. Light, neutral décor enhances the bright and inviting atmosphere, while the lounge area benefits from a charming window seat and a useful built-in storage cupboard. Positioned to the rear of the room, the contemporary kitchen is fitted with a range of wall and base units complemented by modern worktops, a sink, a tiled surround, and an excellent selection of integrated appliances including a gas hob, fridge/freezer, washing machine and dishwasher.

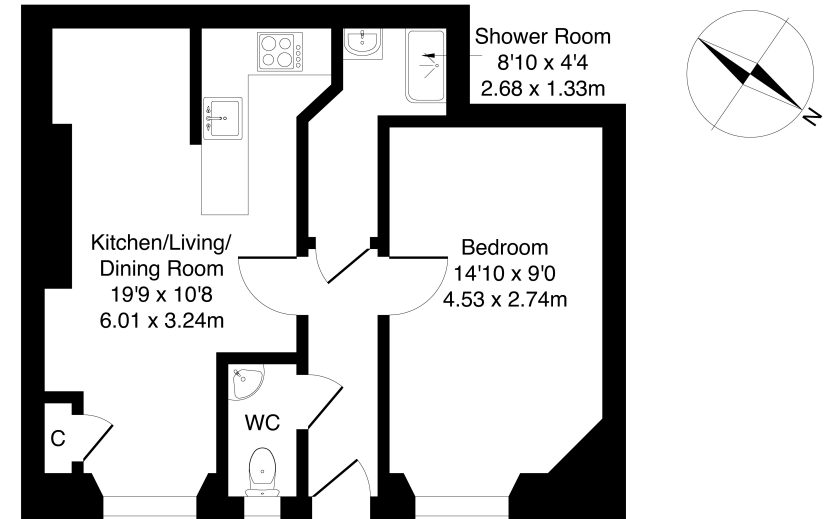
The generous double bedroom is finished with attractive wood flooring and fresh, neutral décor, offering ample space for freestanding furniture, with an exceptionally large wardrobe included in the sale, and a further window seat, adding to the room's appeal and character. Completing the accommodation are separate shower room and WC facilities, both fitted with wash hand basins and tiled splash walls. The modern shower room also benefits from a contemporary ladder-style radiator.

All furnishing and appliances are available for inclusion in the sale, making an ideal starter home or buy-to-let opportunity.



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Approximate Gross Internal Area: (463 sq ft - 43 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 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. Numerous parks offer diverse green spaces, including

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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