

COULTERS[©]

7 LOGIE GREEN GARDENS

CANONMILLS, EDINBURGH, EH7 4HE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and lovingly upgraded by the current owners, this charming mid-terraced house occupies a peaceful cul-de-sac setting in the popular Canonmills area. The property has been thoughtfully updated while retaining and celebrating its period character, creating a warm and inviting home with a lovely blend of traditional features and contemporary style. The bay-windowed sitting room is a particularly attractive space, with an open-flame gas fire providing a wonderful focal point. Original timber flooring has been carefully sanded and varnished, allowing the natural beauty of the wood to complement the room's period character.

KEY FEATURES



Charming, beautifully presented mid-terraced house.



Two well presented double bedrooms and a large attic room.



South facing private garden with two patios and summerhouse.



Monobloc driveway.



Located in the popular area of Canonmills.



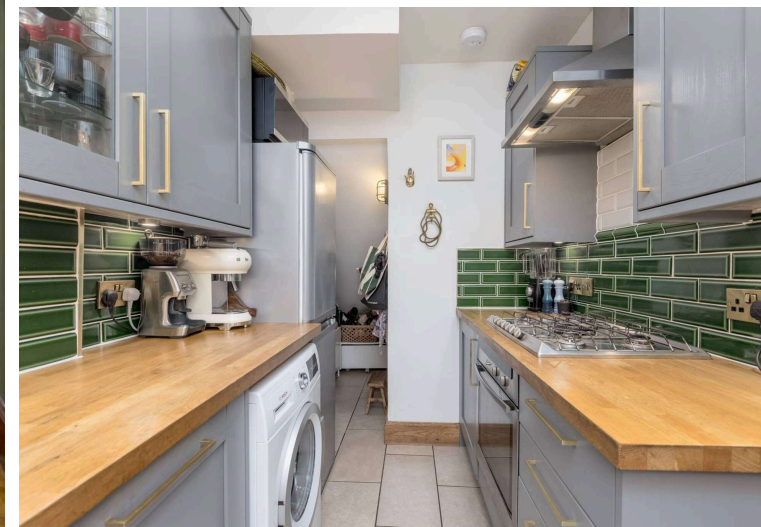
A short walk from an array of local amenities.



EPC Rating - C



Council Tax Band - D



The sitting room flows through to the dining room, which enjoys a pleasant outlook towards the rear garden and provides an excellent space for both everyday dining and entertaining.

The bright, modern kitchen is fitted with a good range of wall and base-mounted cabinetry, complemented by solid wood worktops. Integrated appliances comprise; a gas hob, electric oven, extractor hood and dishwasher.

A door provides direct access to the rear garden, creating an easy connection between the kitchen and outdoor space. Useful additional storage is provided by a generous recess beneath the stairs.





MORE INFORMATION

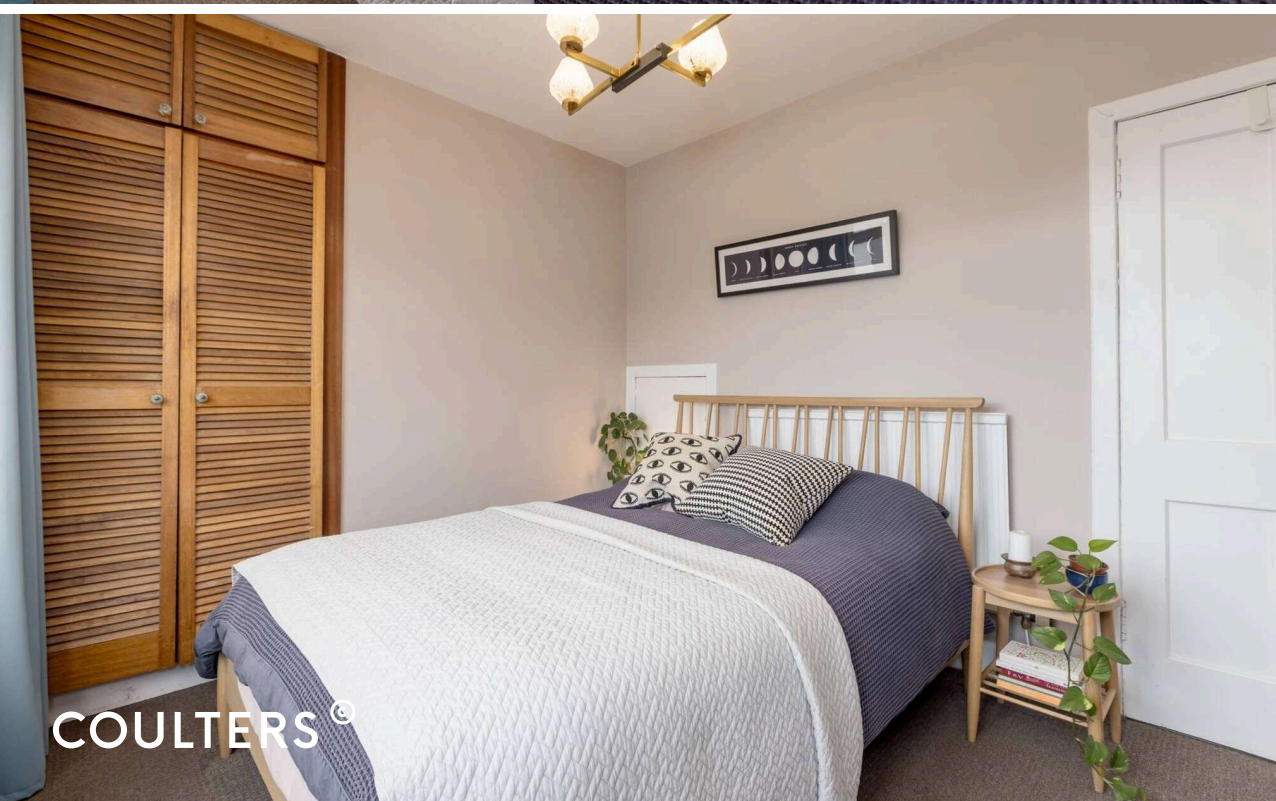
On the first floor are two attractive double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A well-appointed family bathroom completes this level, fitted with a bath with shower over, WC and wash hand basin.

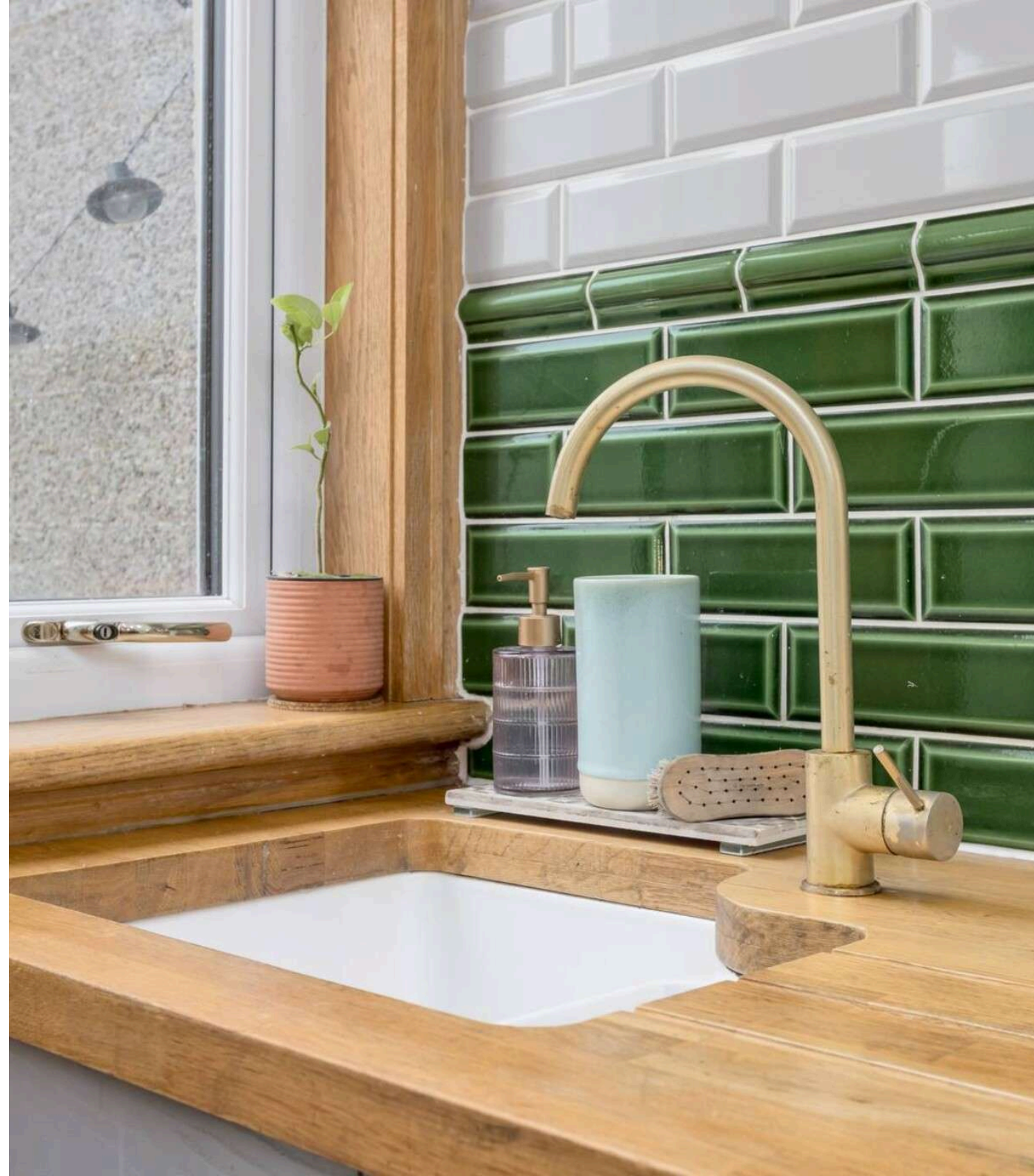
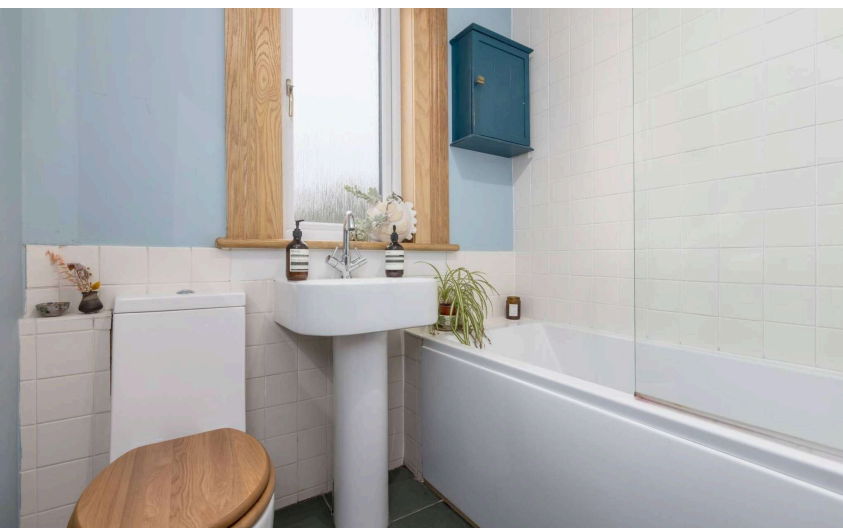
The accommodation extends further to the second floor, where a large and wonderfully bright attic room provides excellent flexibility. Flooded with natural light from windows to both sides, this versatile space is currently used by the owners as an office and studio, but could readily adapt to suit a variety of needs.

To the rear, the property benefits from a fantastic south-facing garden, which is well established and beautifully planted, with a wonderful variety of mature planting. Two separate patio areas, positioned at either end of the garden, provide excellent spaces for outdoor seating, entertaining and enjoying the sunny aspect.

To the front is a monobloc driveway, while residents' permit-holder parking is also available on the surrounding streets.

Overall, this is a characterful and thoughtfully upgraded home, offering well-proportioned accommodation, a versatile attic room and a particularly appealing south-facing garden, all within a quiet yet highly convenient Canonmills setting.









THE LOCAL AREA

Canonmills is a vibrant area situated just to the north of Edinburgh's city centre, close to the majestic Royal Botanic Garden and the beautiful Water of Leith.

It is a popular location for young professionals and students due to its proximity to the city centre and hotspots such as Stockbridge and Inverleith which feature a range of trendy cafes, restaurants and independent shops. For larger shopping requirements, Canonmills also has a Tesco and Lidl, both just a short walk from the house.

Although highly accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station and the tram link to Edinburgh International Airport.

EXTRAS

The kitchen hob, oven, extractor hood, dishwasher and fitted flooring are included in the sale price.

Please note that the light fitting in double bedroom 1 will be replaced with a standard pendant light.



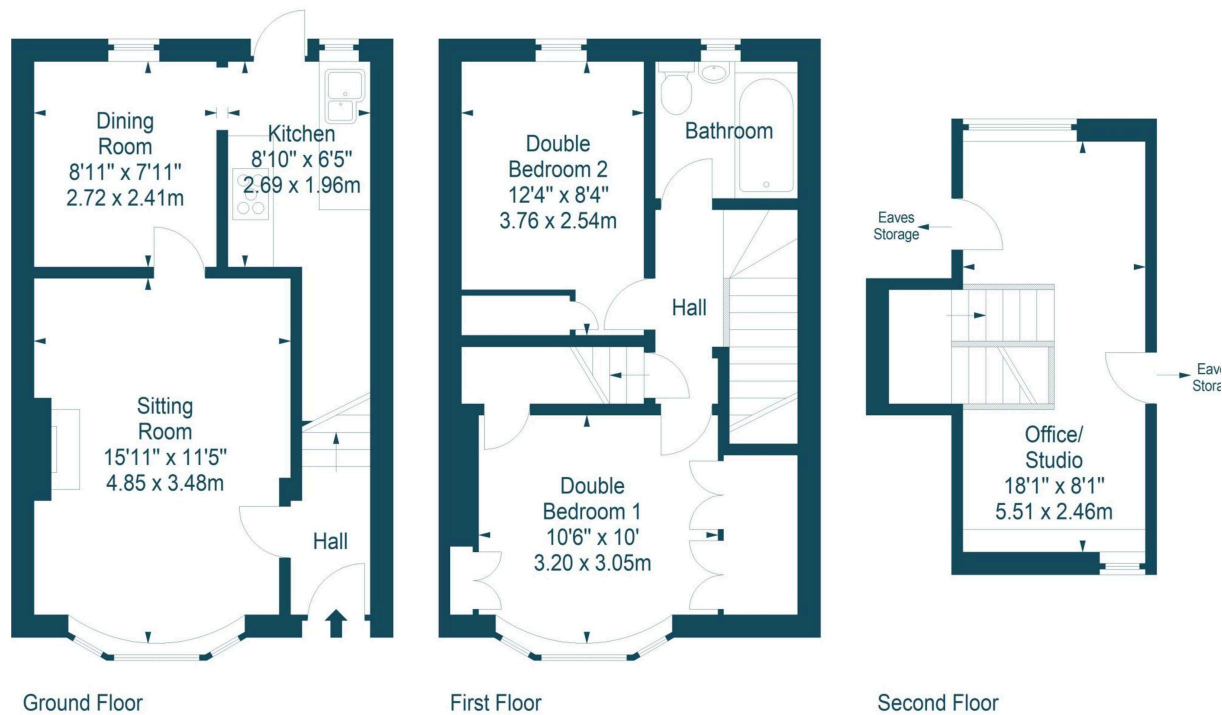
COULTERS®

HOME REPORT VALUATION: £360,000

**Logie Green Gardens,
Edinburgh,
Midlothian, EH7 4HE**



Approx. Gross Internal Area
890 Sq Ft - 82.68 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.