



2/15 Powderhall Brae
Canonmills, EH7 4GD

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR APARTMENT

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Balcony
- Communal Grounds
- Residents Permit Parking
- EPC Rating - B



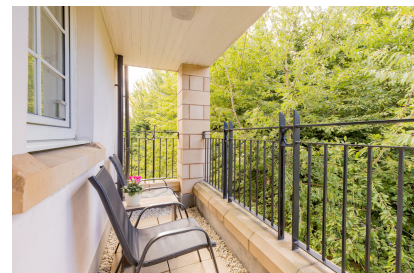
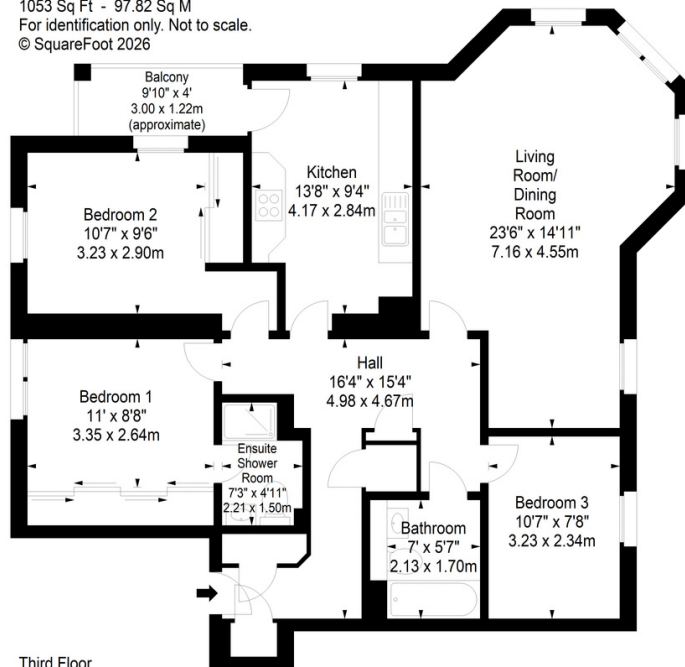
Quietly positioned at the end of a cul-de-sac and situated on the edge of the Water of Leith, this light and airy third floor apartment forms part of an established modern development located in the sought after area of Canonmills. A variety of amenities can be found a short walk away with the City Centre being easily accessible by way of a good public transport service. Recreational facilities can be found close by including the Royal Botanic Garden, Inverleith Park, Warriston Playing Fields and the Water of Leith Walkway. In move-in condition the spacious accommodation would make an ideal purchase for young professionals and comprises; secure entry phone system with lift access to all floors, welcoming entrance hallway, lovely generously-proportioned sitting/dining room, modern breakfasting kitchen with door to private balcony, delightful master bedroom with en-suite shower room, two further good sized bedrooms and stylish bathroom with shower over. The property is situated within well maintained communal garden grounds with resident permit parking. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, dishwasher, fridge-freezer, microwave and TV stand. All appliances included in the sale are sold as seen with no warranty provided. The property is factored by Charles White, Factor fees are paid quarterly and are approximately £1,383 per annum.



**Powderhall Brae,
Edinburgh,
Midlothian, EH7 4GD**



Approx. Gross Internal Area
1053 Sq Ft - 97.82 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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