

2 (flat 7) Huntly Street, Canonmills, Edinburgh, EH3 5HB



2 (flat 7) Huntly Street | Canonmills | Edinburgh | EH3 5HB

Description

2 (flat 7) Huntly Street is a delightful, two-bedroom, corner set second-floor flat forming part of a traditional B-listed Georgian building which enjoys the use of a walled, south-west facing shared garden. Situated in the heart of the Canonmills area, bordering Inverleith, and just a short walk from Stockbridge and the New Town allowing residents to benefit from most prized eateries and boutiques the city has to offer. Boasting Boho style interior incorporating an eclectic mix of colours and textures, this exceptional home perfectly combines period charm with modern conveniences and on-trend decor and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

Features

- Charming B-listed second floor flat
- Edinburgh Botanical Gardens & Water of Leith on the doorstep
- Beautifully tended secure shared garden to the rear laid mainly to lawn and providing an ideal space for relaxation
- Sympathetic modern interiors with original features such as stripped wooden floorboards, and sash and casement windows with working window shutters
- Spacious central reception hallway with large utility store cupboard
- Elegant dual-aspect living room with corner aspect which ensures a great feeling of light and space
- Bespoke fitted kitchen with exposed feature stone wall and solid wood worktop
- Two generous double bedrooms, the main bedroom with two large windows to the front featuring individual secondary glazing to panes (Gecko glazing)
- Gas central heating (combi-boiler)
- Secure entry system
- Permit parking available

Extras

The fitted carpet, light fittings, fitted window shutters, cooker, extractor hood, washing machine and fridge are included. Additional items of furniture may be available by separate negotiation.



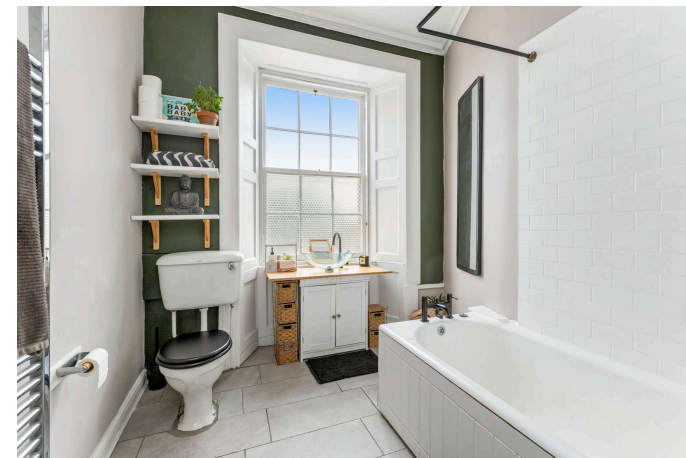
Location

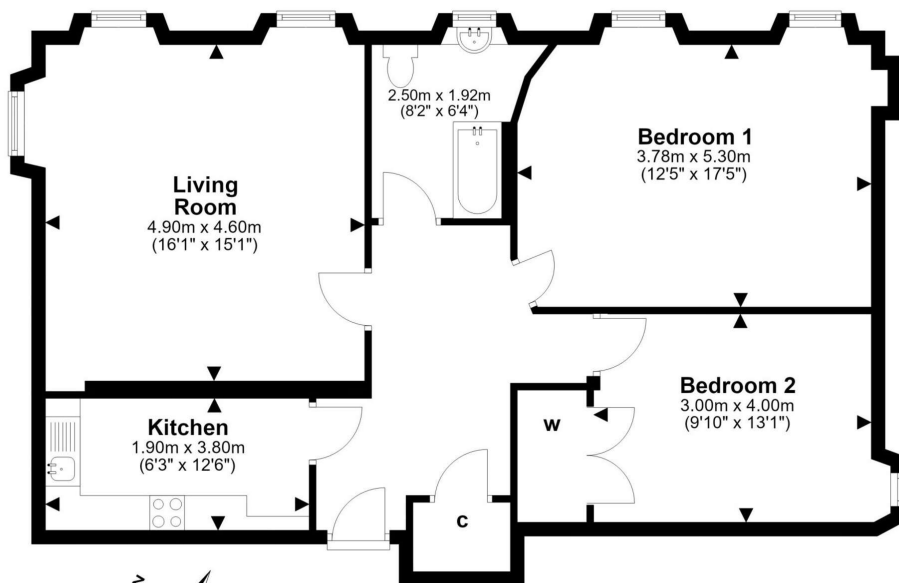
Just north of the city centre, the leafy suburb and conservation area of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a modelboating pond. Inverleith is also home to The Royal Botanic Garden: 72-acres of stunning gardens, magnificent glasshouses as well as plus exhibition spaces, cafés and restaurants. The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities. For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. The property lies in the catchment area for Broughton Primary School and Drummond High School and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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