



16/5, Powderhall Road, Edinburgh, , EH7 4GB

Tastefully Presented and Spacious, Two-Bedroom, First-Floor Apartment

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Property Description

Tastefully presented and spacious, two-bedroom, first-floor apartment forming part of an exclusive residential development. Located within the sought-after Canonmills area, just north of Edinburgh centre.

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

Featuring an impressive dual-aspect public room with a bay window, a fitted kitchen with integrated appliances and fitted bathrooms. In addition, there is good integrated storage, gas central heating with a new boiler fitted in the last few years, double glazing and tasteful décor.

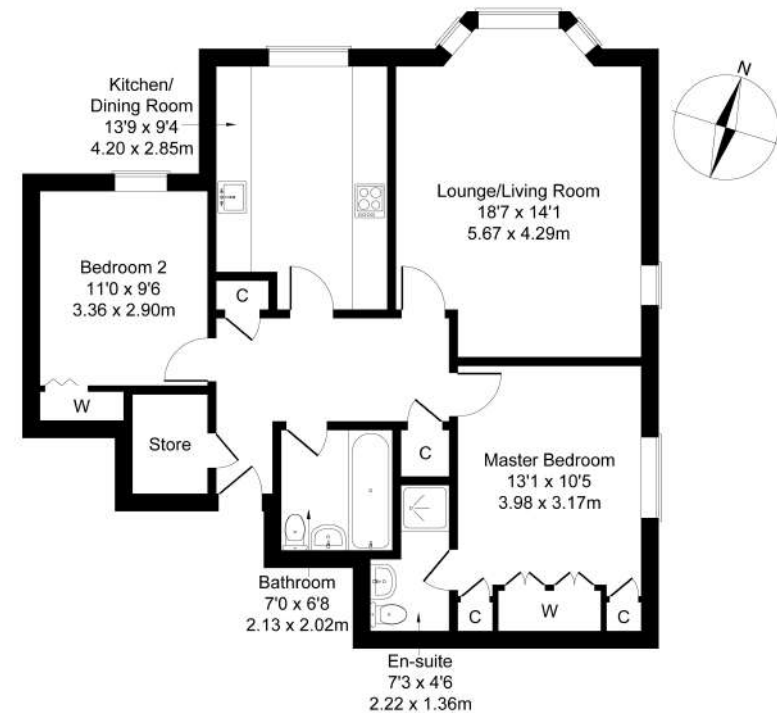
The development also provides highly maintained landscaped grounds, a secure entry system and two permits for residential parking.

A carpeted hallway provides access throughout the property and benefits from three built-in storage cupboards, including a walk-in store. Positioned to the front, the spacious public room features a bay window, carpeted flooring and two light fittings, providing ample space for both lounge and dining furniture. The front-facing kitchen also offers space for a dining table and benefits from extensive fitted storage, generous worktop space and under-unit lighting. Further features include a sink and drainer, integrated fridge/freezer, dishwasher, washing machine, electric oven and gas hob.

The master bedroom enjoys an easterly aspect and features built-in wardrobes spanning one wall, carpeted flooring, TV and telephone points, and an en-suite shower room. The en-suite is fitted with storage units, a shaver point and an integrated shower cubicle. A further double bedroom is positioned to the front and benefits from carpeted flooring and a built-in wardrobe. Completing the accommodation, the internally positioned family bathroom is fitted with a three-piece suite, complemented by tiled splashbacks and a shaver point.



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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. 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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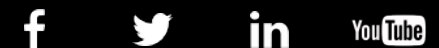
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