



GIBSONKERR
Personal, Family Law & Property

70/5 Logie Green Road
Canonmills, Edinburgh, EH7 4HQ



Property Summary

A spacious and well-proportioned home in sought-after Canonmills, this second-floor flat boasts two double bedrooms, a bright shower room, good built-in storage, a breakfasting kitchen, and a living and dining room illuminated by a floor-length window. The development offers residents access to attractive shared gardens and ample on-site parking, whilst its prime central location promises the best in city living, with tranquil riverside walks along the Water of Leith also close at hand.

Extras: The sale includes all fitted flooring, window coverings, and light fittings.

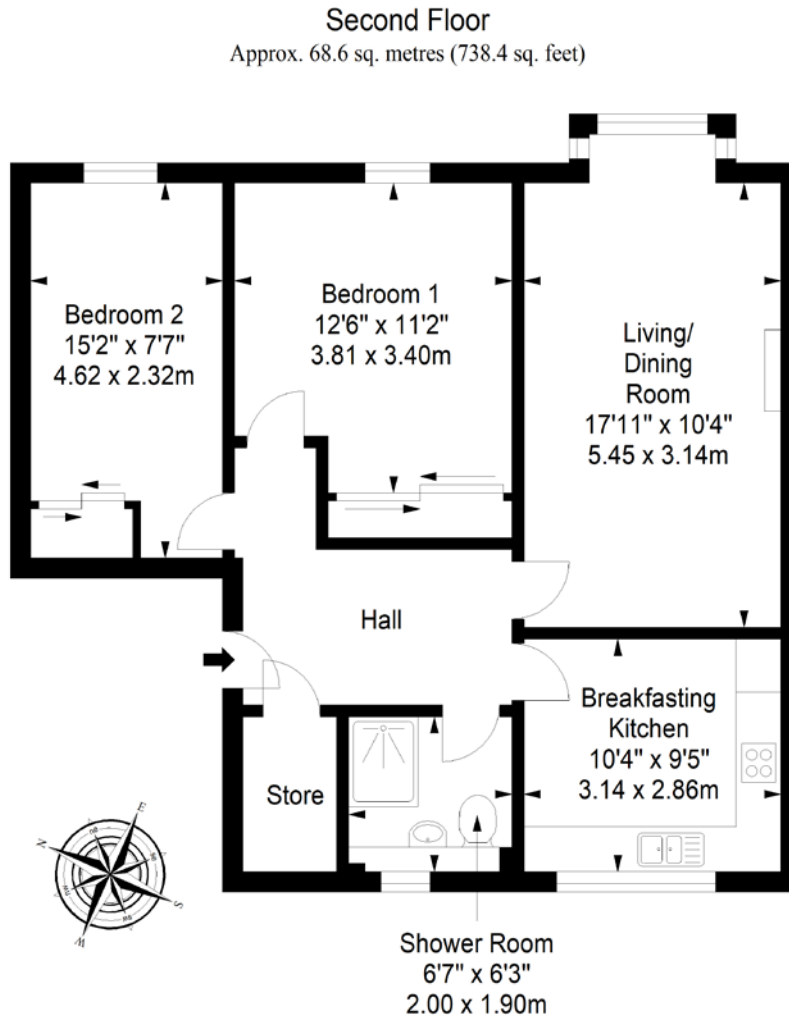
Factoring fee: Approximately £250-£300 per quarter.

Features

- Spacious second-floor flat in central Canonmills
- Scope for improvements in a highly desirable location
- Communal stairs and secure entry
- Entrance hall with a useful store
- Living/dining room with fireplace and floor-length window
- Breakfasting kitchen with generous workspace
- Two double bedrooms with storage
- Bright shower room
- Shared access to attractive gardens
- Convenient residents' parking
- Electric heating and double glazing
- EPC Rating - D



Floorplan



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.