

9/9 Powderhall Rigg

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Edinburgh Castle views, bright interiors and a beautifully presented two-bedroom home



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Boasting captivating views of Edinburgh Castle, a beautifully bright living space and two generously proportioned double bedrooms, this appealing apartment at 9/9 Powderhall Rigg offers an inviting home in a convenient Edinburgh location. With a spacious kitchen, an en-suite principal bedroom, excellent built-in storage and resident parking, the property combines everyday practicality with a memorable outlook.

Accessed via a lift and communal stairs, the apartment opens into a welcoming entrance hallway, creating a pleasant first impression and providing access to the accommodation.

THE LIVING ROOM



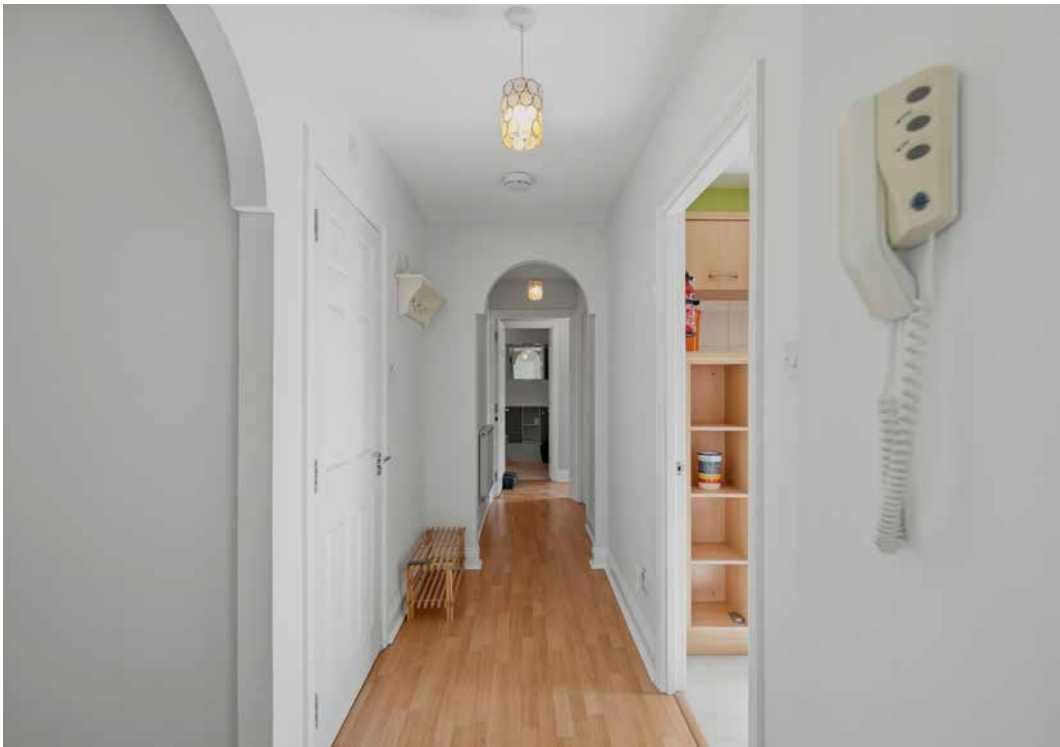
The living/dining room is a particular highlight: a wonderfully bright and spacious setting, enhanced by beautiful panelled windows framing impressive views towards Edinburgh Castle. The generous proportions allow ample room for comfortable lounge furniture alongside a dedicated dining area. The combination of natural light, attractive window detailing and the striking city outlook gives this room a real sense of character.

The kitchen is equally appealing, offering an excellent amount of space and extensive storage to keep the room organised and functional.

THE KITCHEN



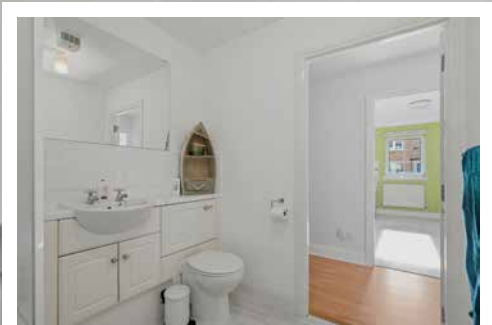
A tiled splashback provides a practical finishing touch, while the generous layout offers plenty of room for preparing meals and managing the demands of everyday life.



There are two well-sized double bedrooms, both benefiting from built-in storage. The principal bedroom enjoys the added convenience of its own en-suite shower room. The second double bedroom offers excellent flexibility, whether required for guests, a home office or additional sleeping accommodation.

Completing the accommodation, the main bathroom features an integrated bath and shower, complemented by a tiled splashback for a neat and practical finish.

THE BATHROOM



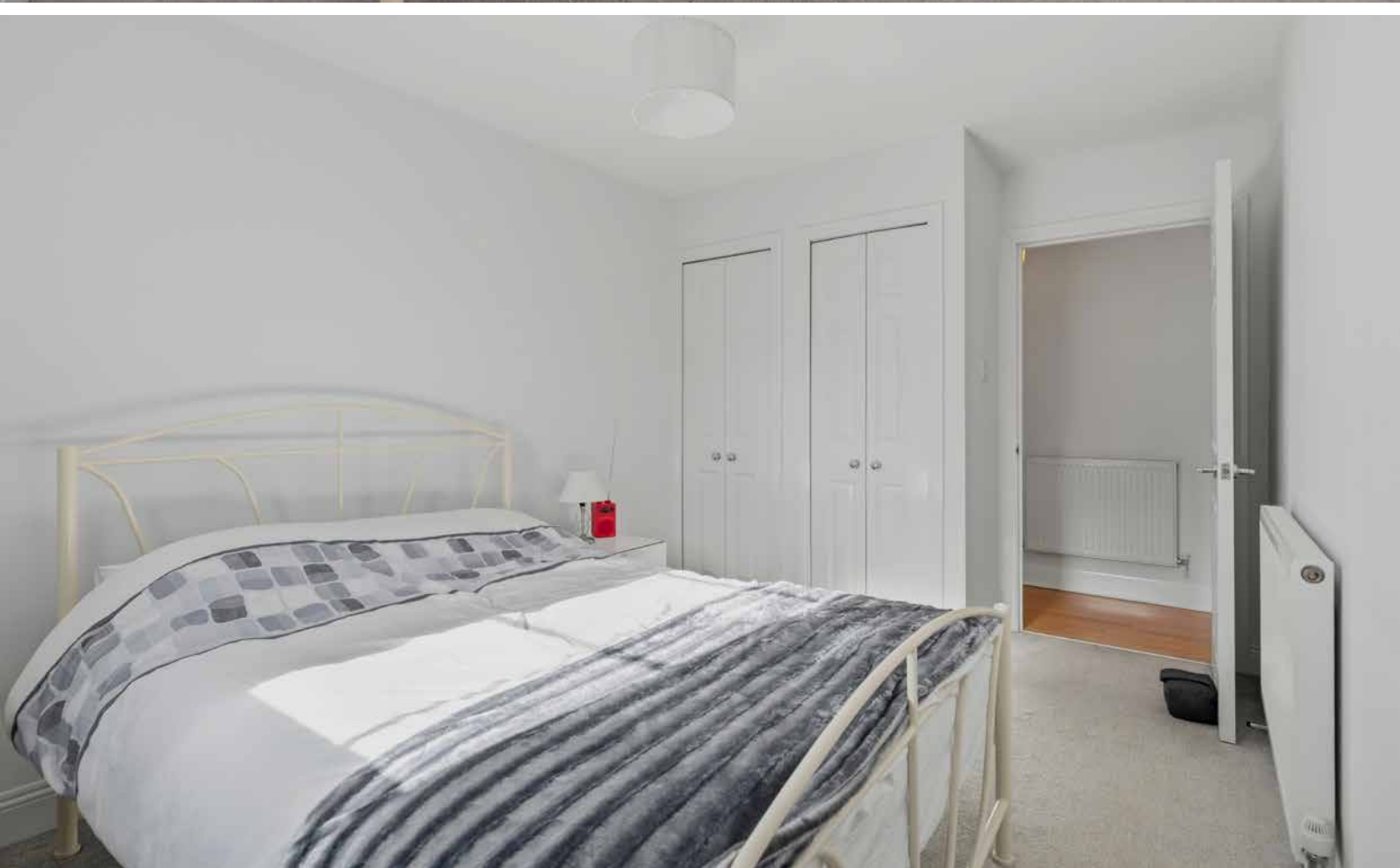
BEDROOM 1



The principal bedroom enjoys the added convenience of its own en-suite shower room



BEDROOM 2



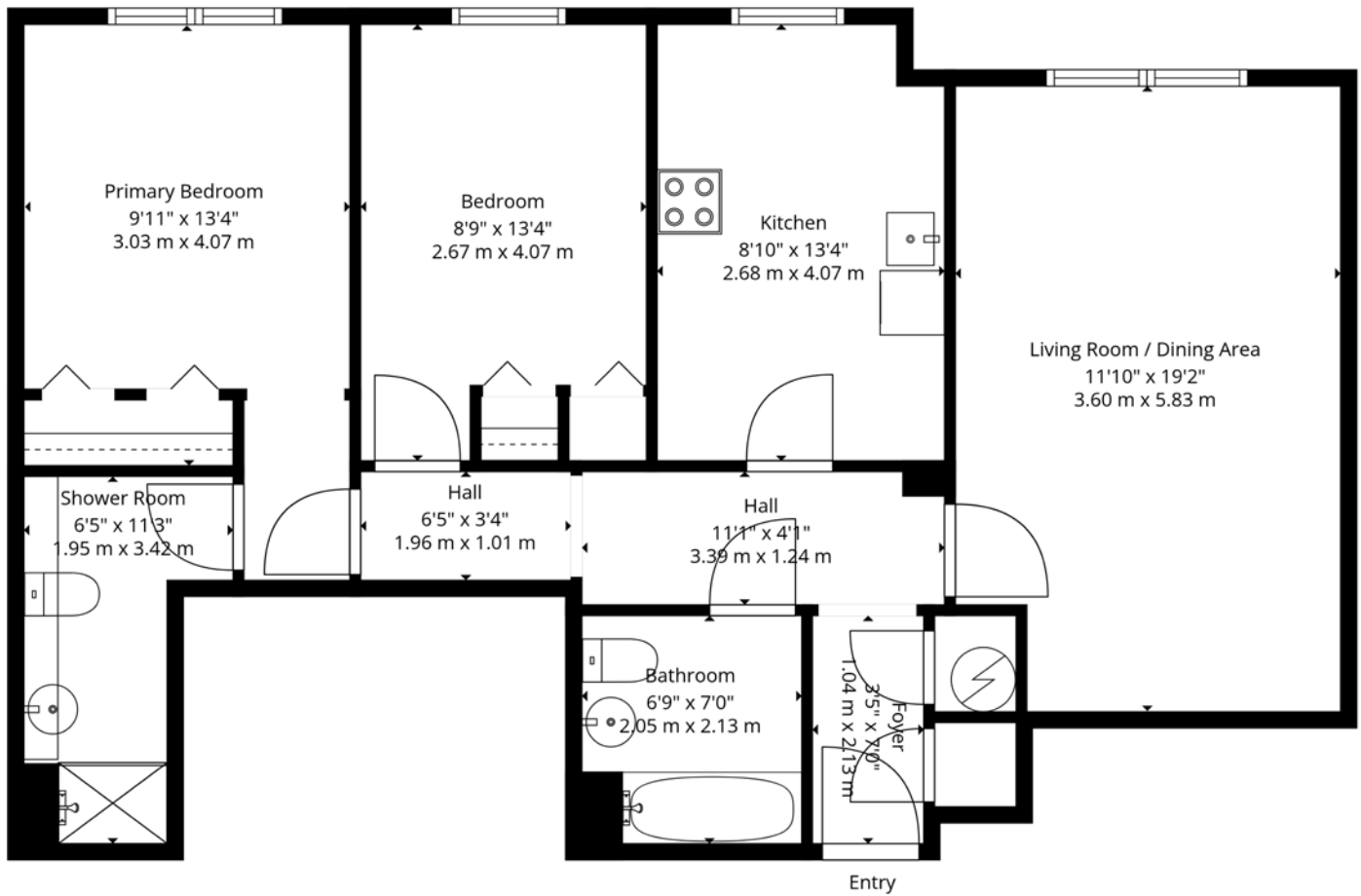
Externally, the property benefits from resident parking and a bike store at the rear of the building, while the beautifully maintained communal grounds enhance the overall setting and provide an attractive approach to the building.

With its striking Edinburgh Castle views, bright and spacious reception room, generous kitchen, two double bedrooms and en-suite facilities, this is an appealing apartment offering a combination of comfort, practicality and city living.

EXTERNALS & VIEW

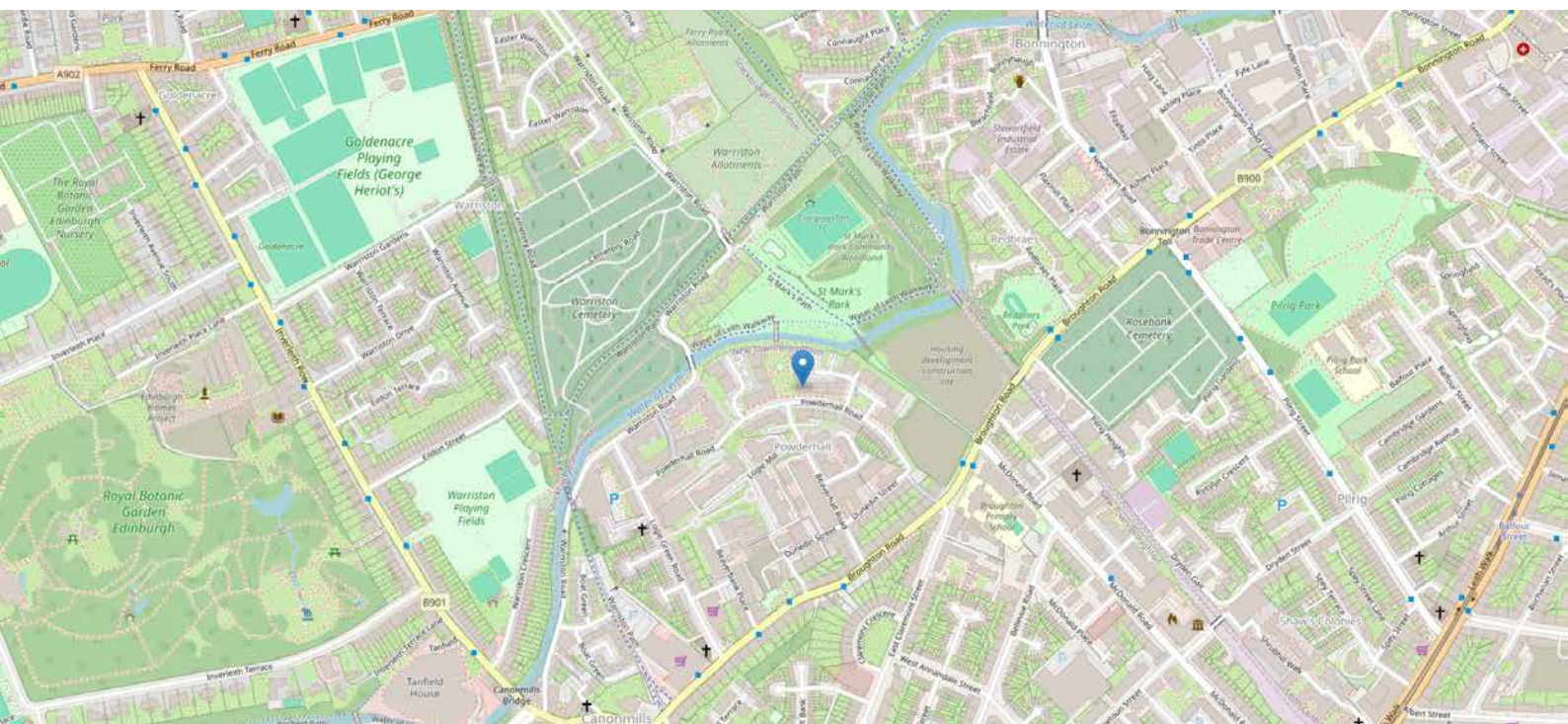


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: B



THE LOCATION

Situated at Powderhall Rigg, this property enjoys a convenient position in north Edinburgh, within easy reach of the vibrant neighbourhoods of Broughton, Canonmills and the city centre. The area offers an appealing balance of residential surroundings, everyday amenities and access to some of Edinburgh's most attractive outdoor spaces. A variety of local shops, cafés, restaurants and everyday services can be found throughout the surrounding neighbourhoods, while the nearby streets around Broughton and Canonmills offer opportunities to enjoy independent businesses and relaxed café culture. For a wider choice of shopping, dining and entertainment, Edinburgh city centre is readily accessible.





The area is particularly appealing for those who enjoy spending time outdoors. Nearby green spaces include St Mark's Park and Pilrig Park, offering places to enjoy a walk, exercise or take a break from city life. The wider area also benefits from connections to Edinburgh's walking and cycling network, including routes associated with the Water of Leith.

Public transport connections in the surrounding area provide access to Edinburgh city centre and other parts of the capital, making the location convenient for commuting, shopping and exploring the city. The central location also offers access to Edinburgh's wider rail and transport network.

With Edinburgh's historic architecture, cultural attractions, independent cafés and green spaces all within reach, Powderhall offers a practical and appealing setting for those looking to enjoy the convenience and character of city living.



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