

7/12, Powderhall Brae,
Edinburgh EH7 4GE





Summary

Set within a modern and well-maintained residential development, this impressive two-bedroom second floor apartment offers bright, spacious accommodation. Positioned in a highly convenient location close to Edinburgh's vibrant city centre, the property benefits from generous room proportions, lift access, excellent storage, an en-suite principal bedroom and private residents' parking. The accommodation comprises a welcoming entrance hall with ample storage, a spacious lounge, stylish kitchen/dining room. The principal bedroom is a generous double featuring built-in wardrobes and a well-appointed en-suite shower room. A second double bedroom also benefits from fitted wardrobes and is served by the contemporary family bathroom. Additional benefits include gas central heating and double glazing.

Features

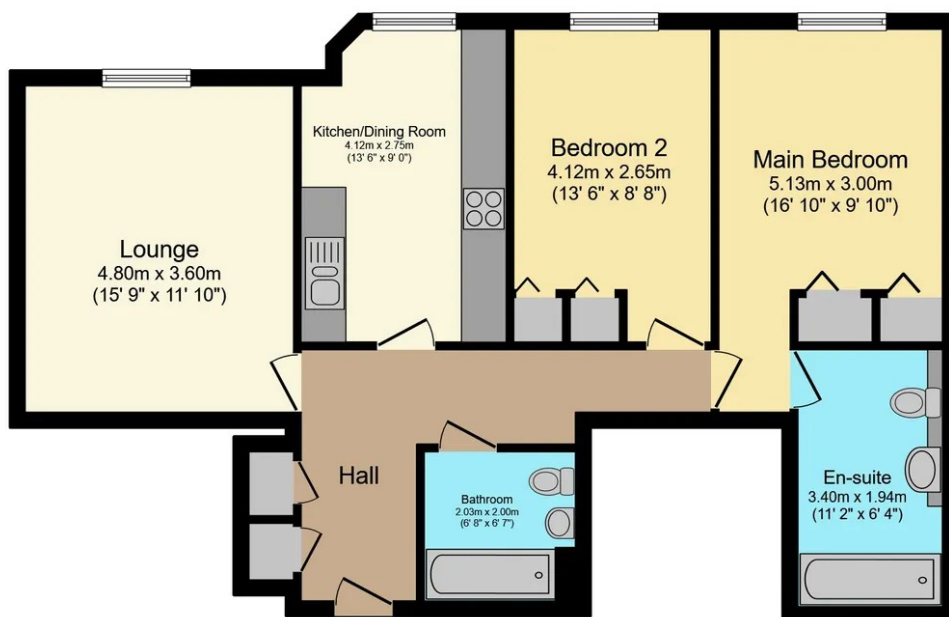
- Spacious second-floor apartment
- Convenient location close to Edinburgh city centre
- Bright and generously proportioned lounge
- Modern kitchen with dining area
- Principal bedroom with en-suite bathroom
- Further double bedroom with fitted wardrobes
- Contemporary family bathroom
- Excellent storage throughout
- GCH; DG; EPC - B
- Residents' parking and lift access

Room Measurements

Lounge: 4.80m x 3.60m (15'9" x 11'10")
 Kitchen/Dining Room 4.12m x 2.75m (13'6" x 9'0")
 Bedroom: 5.13m x 3.00m (16'10" x 9'10")
 En-Suite: 3.40m x 1.94m (11'2" x 6'4")
 Bedroom 4.12m x 2.65m (13'6" x 8'8")
 Bathroom: 2.03m x 2.00m (6'8" x 6'7")



Floorplan



Total floor area 75.4 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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