



7/4 Powderhall Brae
POWDERHALL | EDINBURGH | EH7 4GE


warner's
solicitors & estate agents



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Beautifully presented two-bedroom ground floor apartment in a sought-after modern development only a very short distance from excellent amenities and great transport links into the City Centre. This lovely property sits in a prime position and attracts an abundance of natural light. Entered via a secure common entry system to the property, the entrance hallway houses the secure entry system and offers three good sized storage cupboards and gives access to all rooms. The bright and spacious living room has ample space with the property being located on the corner with a large bay window and allows for plenty of free floor space allowing for both relaxation and dining. The wide galley kitchen has a good range of floor and wall units, and built-in wardrobes feature in the master bedroom and it also benefits from an en-suite shower room. The bathroom completes the accommodation with shower over the bath. The property also benefits from gas central heating, double glazing, shared communal gardens and residents parking.

- Beautifully presented two-bedroom property
- Large lounge with bay window
- Fitted kitchen
- Two double sized bedrooms one with en-suite
- Bathroom
- Hall with storage cupboards
- Gas central heating and Double glazing
- Security entry phone system
- Landscaped communal areas
- Residents parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

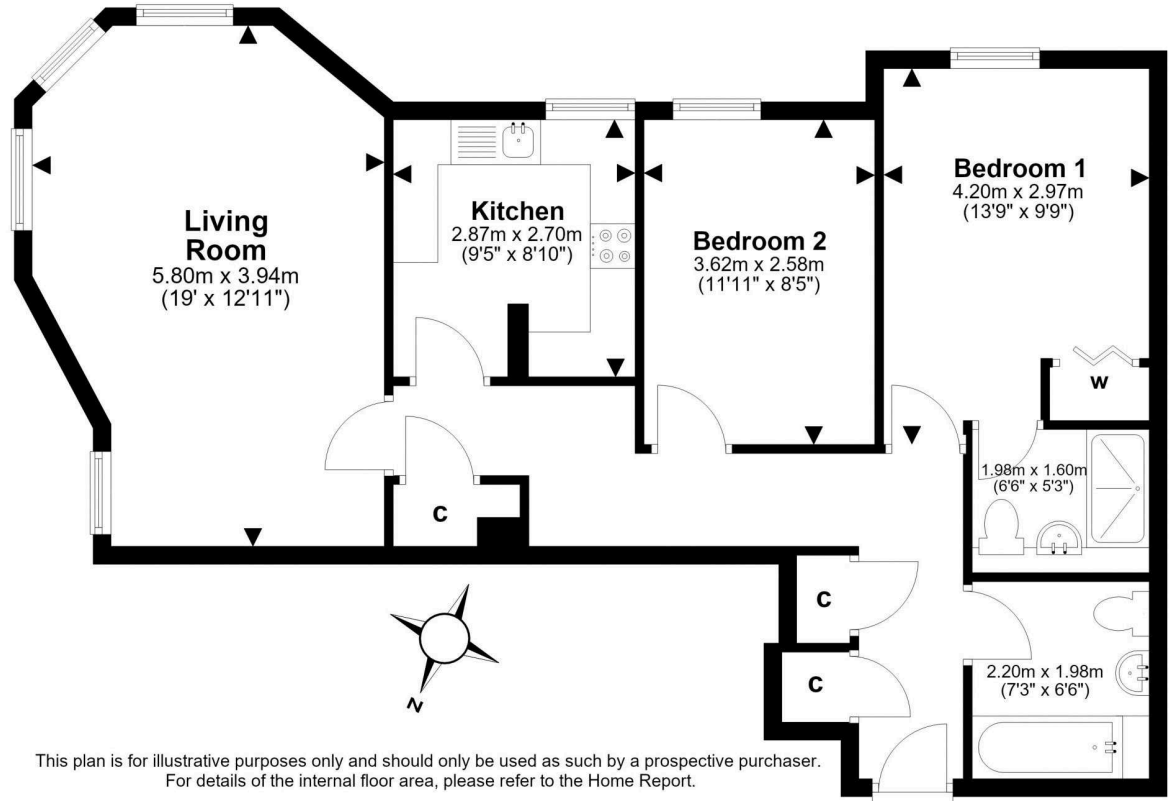


The apartment is located in the popular Canonmills area of Edinburgh, which adjoins to the city's prestigious New Town. Tesco and Lidl are within short walking distance. The area is typified by a variety of traditional flats and houses, mainly Victorian and Georgian. Residents are well placed for an excellent range of amenities in the vicinity, including a range of fashionable bars and restaurants. The vibrant Stockbridge area can be accessed on foot in a matter of minutes, whilst Princes Street is just a five minutes journey away by bus or car. Some of Edinburgh's best loved green areas are close by, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. And the City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band E. Factor managed by Charles White and costs around £2800 annually.

Extras included in this sale will be washing machine, dishwasher, and fridge





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.