NEILSONS

Solicitors & Estate Agents



Offers Over

£160,000

8/12 Heriothill Terrace

Canonmills | Edinburgh | EH7 4DY

An excellent opportunity has arisen to acquire this attractive and well-proportioned second-floor flat, pleasantly positioned within the popular and vibrant residential area of Canonmills. Ideally located within easy walking distance of Edinburgh City Centre, the property enjoys convenient access to an excellent range of local amenities and transport links. Offering an ideal purchase for first-time buyers, professionals and buy-to-let investors alike, early viewing is highly recommended.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Communal Gardens
- EPC Rating - C
- Council Tax Band - B



Description

The accommodation comprises a secure entry system, welcoming entrance hallway with useful storage, a spacious reception room with an additional storage cupboard, and a fitted kitchen with a range of base and wall-mounted units. There is a well-proportioned double bedroom with fitted wardrobes, together with a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating.





Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge and washing machine.

N.B – the dishwasher does not work.

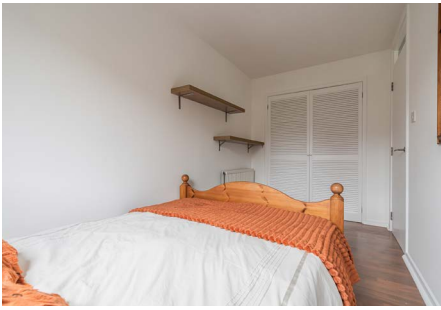
Gardens & Parking

The property benefits from well-maintained communal grounds to the side and rear. For the car user, permit and metered parking is available to the front and within the surrounding area.

The development is factored for a fee of approx. £30 per month. This includes maintenance of communal grounds and stair cleaning.

Viewing

By appointment through Neilsons (0131 625 2222).







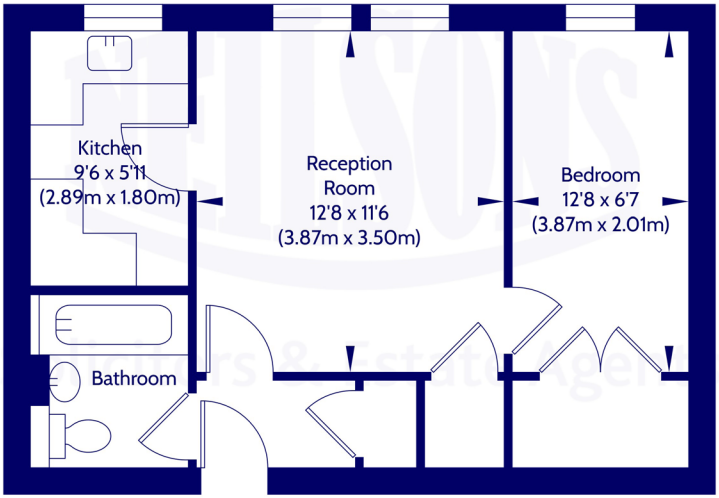


Location

The property is situated within a popular residential district of Edinburgh with a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets. There are frequent public transport links to Princes Street and George Street. Local leisure and recreational facilities include the St James Shopping Centre, the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the city bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering off-road travel to many parts of the city

Approx. Gross Internal Floor Area 37 Sq M / 399 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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