



2/13 Powderhall Brae

Edinburgh, EH7 4GD



TWO BEDROOM THIRD FLOOR FLAT; GREAT FOR FIRST TIME BUYER OR INVESTOR; CLOSE TO CITY CENTRE

Council Tax Band E



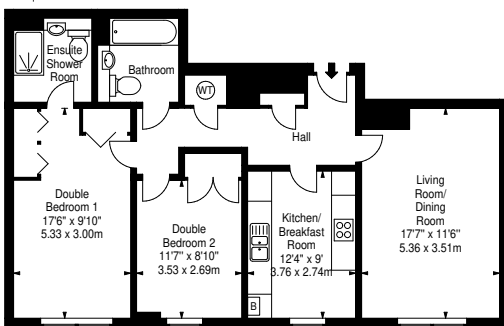
2/13 POWDERHALL BRAE, EDINBURGH, EH7 4GD

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**Powderhall Brae,
Edinburgh,
Midlothian, EH7 4GD**



Approx. Gross Internal Area
834 Sq Ft - 77.48 Sq M
For identification only. Not to scale.
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Third Floor

We are delighted to offer to the market, a spacious and bright two-bedroom third floor flat, within a popular modern development, located in Powderhall, a short distance from the city centre, and is ideally placed near to the Water of Leith walkway and cycle path with a short walk to the Royal Botanic Gardens.

This well-maintained property is ideal for first time buyers and investors, and comprises of hall, sitting/dining room, kitchen, master bedroom with en-suite shower room, second double bedroom and bathroom.

The flat is positioned to the front with a beautiful, picturesque outlook over the Water of Leith, and St Marks Park and Community Woodland.

In the hall, you will find the secure entry phone handset and two cupboards, one with storage space, housing the gas and electricity smart meters and fuse box, and, another larger cupboard, housing the ThermoQ Unicyl hot water tank cylinder (installed in 2020).

The well-proportioned sitting/dining room offers a comfortable living area with space for a dining table. The stylish fully fitted kitchen, installed in 2021, provides space for a small dining area and offers excellent storage, housing the boiler and heating controls.

The spacious master bedroom includes three double fitted wardrobes, perfect for storage, and there is the added benefit of an en-suite shower room, complete with double shower cubicle, fitted vanity unit complete with white wash handbasin and WC, wall mirror and extract fan. There is a second double bedroom, currently used as guest accommodation and office/study area, also offers additional storage with a fitted double wardrobe.

The bathroom includes a white 3-piece suite comprising of bath with cradle shower, fitted vanity unit with wash handbasin and WC, wall mirror and extractor fan.

Extras included: all integrated kitchen appliances, including Zanussi fridge freezer, Hoover washing machine, Zanussi dishwasher, Bosch oven, Bosch induction hob, and chimney extractor hood; all fitted carpets and flooring; all fitted light fittings and curtain poles, curtains, blinds, dining table set in the living room and TV stand.

External Areas:

- Lift access
- Shared landscaped gardens
- Shared Bike Shed
- Childrens Play Area
- Residents' parking
- City Club parking

Additional Information

- Double glazed windows
- Gas central heating
- Mains connected smoke and fire alarms installed in the hall, sitting room and kitchen
- Factoring charges, approximately £120.00 per month, covers the common buildings insurance, management fee, common cleaning fee, common electricity/lighting costs, common garden maintenance, lift maintenance and parking permit (including a visitor pass).

Area

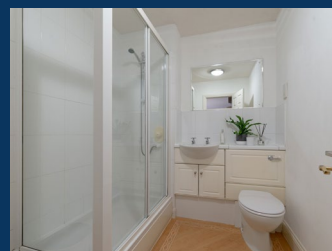
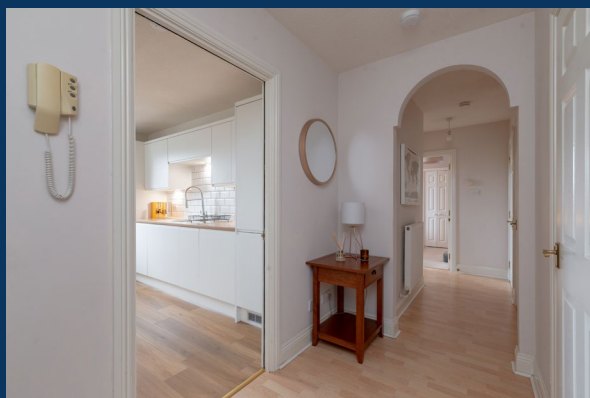
This property is positioned with easy access to the east end of the city centre, where you can find the St James Quarter, where you can shop, dine or visit the Everyman cinema and Lane 7 bowling alley. Broughton Road offers a further choice of bars and restaurants as does the Omni Centre with the addition of a Vue cinema and Nuffield Health fitness and wellbeing club.

There are further local shops and restaurants located in Brandon Terrace and Inverleith Row and slightly further afield at Stockbridge. Within walking distance, there is a Tesco Superstore and Lidl supermarket.

Nearby leisure and recreational facilities are the Water of Leith walkway and cycle path; Royal Botanic Gardens; Inverleith Park, a large tree-lined public park offering tennis and basketball courts and recreational sports pitches; Glenogle Swim Centre; Ainslie Park Leisure Centre and Westwoods Health Club.

Local schools include Broughton Primary and St Mary's PC Primary schools, and, Drummond Community High and St Thomas of Aquin's RC High Schools as well as Edinburgh Academy Junior and Senior schools.

There are many bus services operating to and from the city centre and surrounding areas of Edinburgh and only a short distance away, is the tram service at York Place with direct links to Edinburgh Airport and Leith.



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Note: Prospective purchasers are advised to have their interest noted through their solicitor, as soon as possible, in order that they may be informed in the event of a closing date being set. The Seller shall not be bound to accept the highest, or, any offer. These particulars do not form part of any contract, and, the statements or plans contained herein are not warranted nor to scale, approximate measurements have been taken by electronic device at the widest point, and, it will be for the intending Purchasers to satisfy themselves with regard to all matters prior to conclusion of missives. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the current up to date Scottish Standard Clauses will be considered.

Thinking of buying or selling? Please get in touch. We are delighted to offer a free pre-sale valuation of your property, and, you can also request a fee quote for the sale of your current home and/or purchase of your new home.