

67 St. BERNARDS

EDINBURGH



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Scan for the sales video



Welcome

Welcome to 67 St Bernard's - a thoughtfully designed development of brand-new studio, 1, 2 and 3 bedroom apartments, nestled in the highly desirable Canonmills neighbourhood of Edinburgh. Here, you can discover the epitome of modern living, where you can enjoy picturesque open green spaces, immerse yourself in the community feel, and reach Edinburgh city centre in under 20 minutes walk.

These homes boast incredible views and open-concept layouts, maximising natural light and functionality - the perfect canvas for you to personalise a space where you can entertain or unwind. What's more, the communal landscaped grounds are a vibrant oasis, designed with a strong emphasis on biodiversity and green living. These meticulously planned spaces offer residents a space to sit and relax, with a harmonious blend of natural beauty and ecological richness to enjoy. Whether you are looking for a cleverly designed studio apartment, an impressive one bedroom apartment, or further space and flexibility in our 2 & 3 bedroom apartments, there is something for everyone at 67 St Bernard's.



CGIs are for illustrative purposes only



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About Kelvin Properties



Combining expertise across both the property market and construction industry, Kelvin Properties has been presenting unique developments across central Scotland for the past 25 years.

Their distinct experience in turning brownfield and unoccupied sites into exclusive homes, has enabled us to proudly bring 67 St Bernard's to the market. They thrive off the communities they have been able to create and this development is no different.

Their close team of directors specialise in, not only developing high quality homes, but doing so with sustainability and biodiversity in mind. They know the importance of investing in our planet and our future: this is why they have integrated the likes of solar panels and ground source heat pumps into each of their developments.

Their sustainability and expertise has not gone unnoticed: Kelvin Properties is now an award-winning developer - achieving awards from; The Scottish Property Awards 2022, Scottish Home Awards 2020 and Property Investors Awards 2019.

About CDA

Kelvin is proud to have partnered with the award winning CDA: a distinguished architectural firm, known for their expertise in offering a unique service in architecture, planning and interior design.

With their extensive experience, spanning over 40 years, across the UK, CDA has allowed us to deliver carefully designed apartments, duplexes and penthouses that are tailored to everyday, modern life. Your home has been crafted to take your lifestyle to the next level by combining style and practicality.

The dedicated team of architects have ensured that sustainability is at the forefront of each decision made throughout the design and build process. By partnering with such like minded people, Kelvin Properties has ensured that sustainable thinking is guaranteed: so you can be proud of the home you live in, for years to come.



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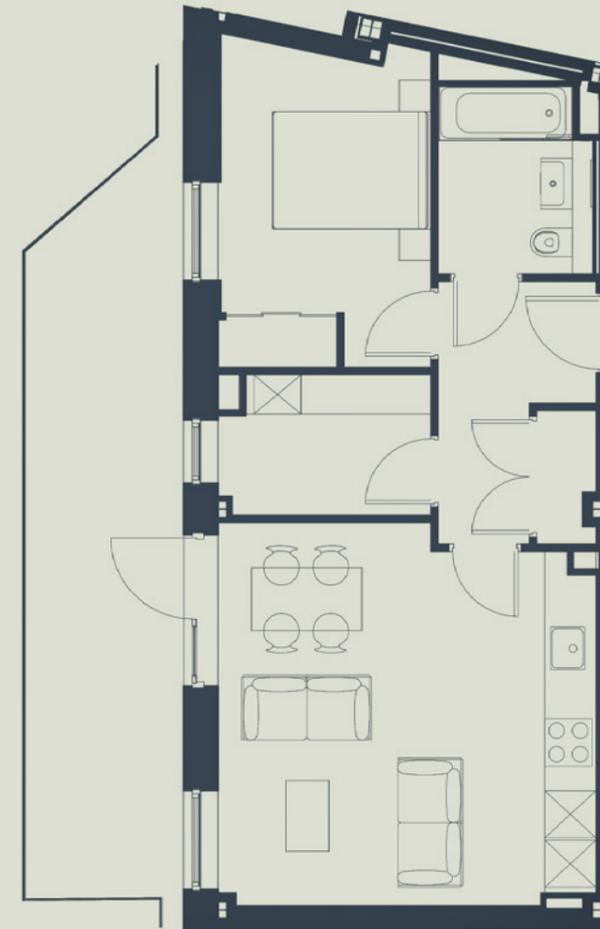
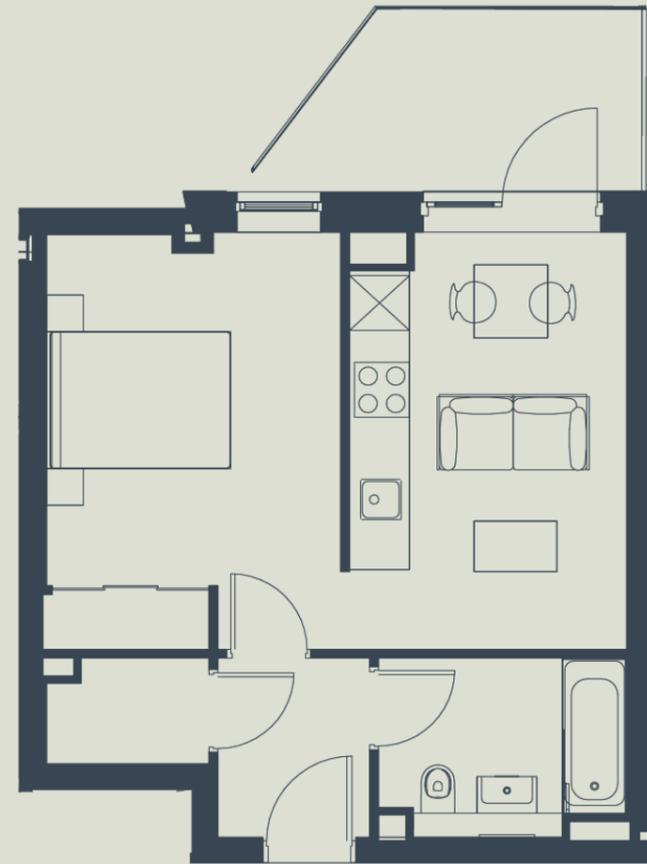
The Residences

Studio

First Floor **Plot 7**

Total Area	40 sqm (430 sq ft)
Living/Kitchen/Dining	4.56 x 3.01 m (15'0" x 9'11")
Bedroom	3.83 x 3.19 m (12'7" x 10'6")
Bathroom	2.70 x 1.96 m (8'10" x 6'5")
Utility	0.90 x 1.00 m (2'11" x 3'3")
Terrace	3.60 x 2.00 m (11'10" x 6'7")

Plot 7 is a high specification, first floor studio apartment, with direct access to the garden deck and its own private terrace. The open plan space creates the perfect opportunity to adapt your home to suit your lifestyle.



1 Bed Apartment 1A

First Floor **Plot 6**

Total Area	51 sqm (543 sq ft)
Living/Kitchen/Dining	4.88 x 4.78 m (16'0" x 15'8")
Bedroom	3.28 x 2.65 m (10'9" x 8'8")
Study	2.68 x 1.78 m (8'10" x 5'10")
Bathroom	2.40 x 1.96 m (7'10" x 6'5")
Terrace	8.96 x 2.00 m (29'5" x 6'7")

Situated on the first floor of St Bernard's is Plot 6, a fantastic one bedroom apartment, featuring its very own study and a private terrace located on the elevated garden deck.

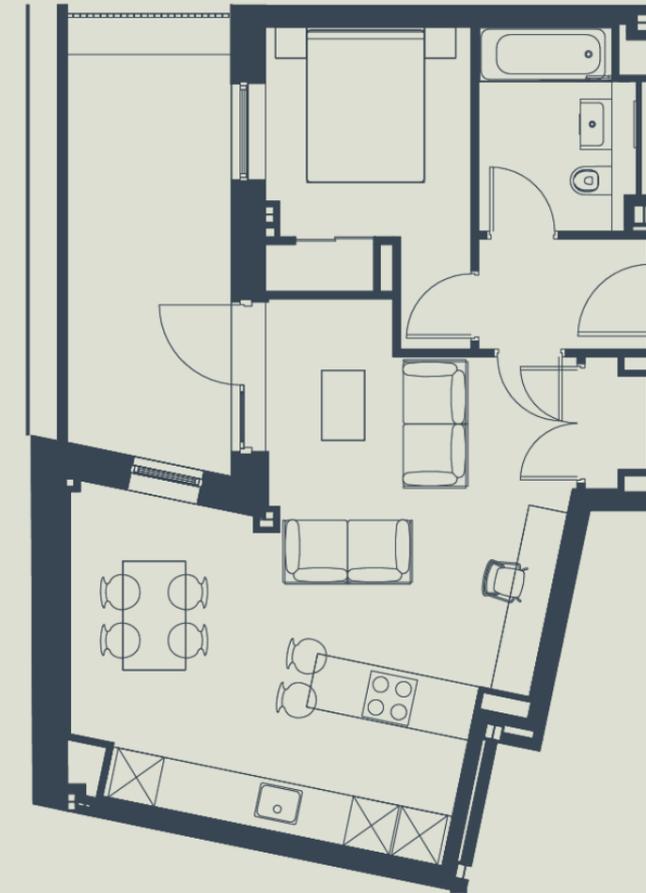
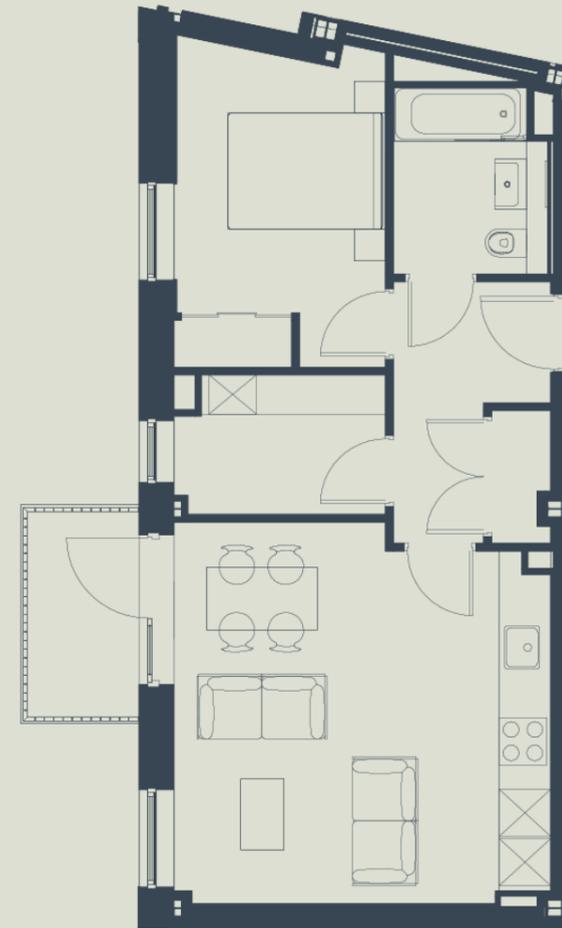
1 Bed

Apartment 1A

Second Floor Plot 11
 Third Floor Plot 19
 Fourth Floor Plot 27

Total Area	51 sqm (543 sq ft)
Living/Kitchen/Dining	4.88 x 4.78 m (16'0" x 15'8")
Bedroom	3.28 x 2.65 m (10'9" x 8'8")
Bathroom	2.40 x 1.96 m (7'10" x 6'5")
Study	2.69 x 1.41 m (8'10" x 5'10")
Balcony	2.62 x 1.41 m (8'7" x 4'8")

This one bedroom apartment has an impressive, open-plan kitchen/dining/living room at its heart, perfectly designed for modern living. This home also has a separate study and a spacious balcony.



1 Bed Rear

Apartment 1B

First Floor Plot 4

Total Area	52.5 sqm (565 sq ft)
Living/Kitchen/Dining	6.95 x 6.13 m (22'10" x 20'1")
Bedroom	2.70 x 2.62 m (8'10" x 8'7")
Bathroom	2.62 x 2.01 m (8'7" x 6'7")
Terrace	5.68 x 2.11 m (18'8" x 6'11")

Plot 4 at St Bernard's is a spacious, dual-aspect apartment with one bedroom. This home benefits from a convenient recessed study and a desirable private balcony.

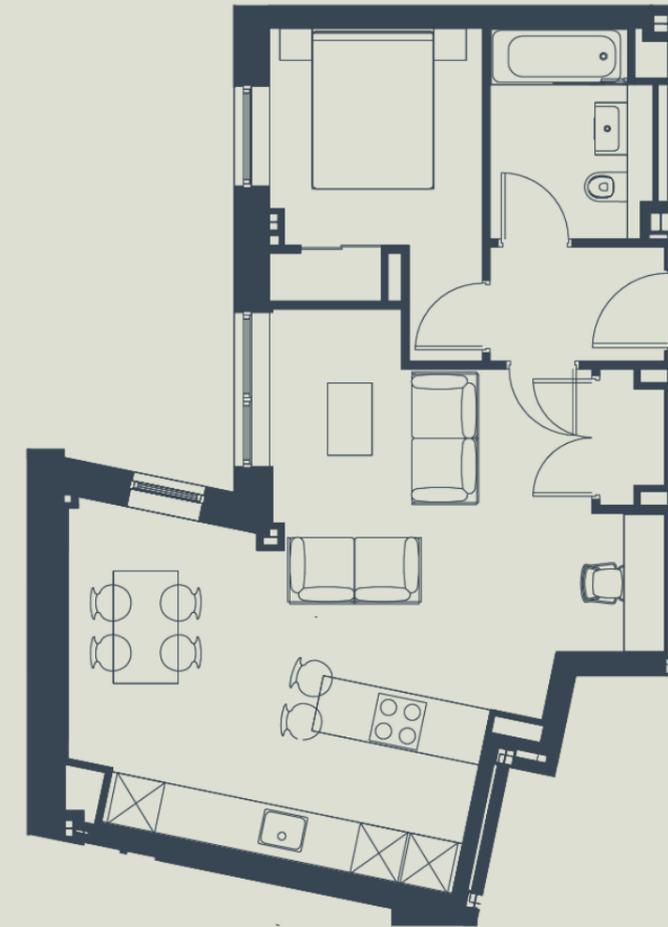
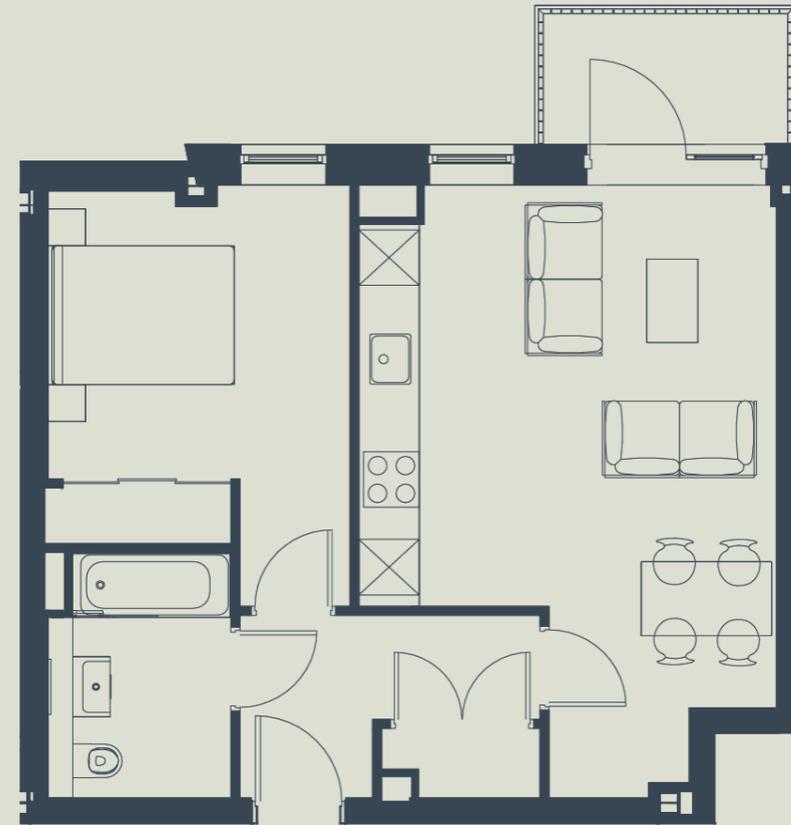
1 Bed

Apartment 1C

Second Floor Plot 12
 Third Floor Plot 20
 Fourth Floor Plot 28

Total Area 51 sqm (543 sq ft)
 Living/Kitchen/Dining 6.62 x 4.48 m (21'9" x 14'8")
 Bedroom 3.17 x 3.23 m (10'5" x 10'7")
 Bathroom 2.65 x 1.96 m (8'8" x 6'5")
 Balcony 2.62 x 1.41 m (8'7" x 4'8")

This thoughtfully designed, one bedroom apartment has an open-plan kitchen/dining/lounge, perfect for entertaining. You will also find a private balcony, extending your space outdoors.



1 Bed Rear

Apartment 1D

Second Floor Plot 9
 Third Floor Plot 17
 Fourth Floor Plot 25

Total Area 55 sqm (586 sq ft)
 Living/Kitchen/Dining 7.36 x 6.95 m (24'2" x 22'10")
 Bedroom 2.70 x 2.62 m (8'10" x 8'7")
 Bathroom 2.62 x 2.01 m (8'7" x 6'7")

This two bedroom apartment is designed with modern living in mind, with an open-plan kitchen/dining/lounge, connecting seamlessly to your very own private terrace. This living space and the main bedroom both feature Juliet balconies, allowing natural light to stream through the home.

2 Bed Dual

Apartment 2A

First Floor **Plot 8**

Total Area	64.5 sqm (694 sq ft)
Living/Kitchen/Dining	5.60 x 3.71 m (18'4" x 12'2")
Principal Bedroom	2.92 x 2.84 m (9'7" x 9'4")
En-Suite	2.55 x 1.61 m (8'5" x 5'3")
Bedroom 2	3.01 x 2.87 m (9'11" x 9'5")
Bathroom	2.45 x 2.16 m (8'0" x 7'1")
Terrace	7.21 x 1.99 m (23'8" x 6'6")

Plot 8 is a bright, two bedroom dual aspect apartment, featuring its very own private terrace on the raised garden deck. This outdoor space can be directly accessed from the open plan kitchen/dining/living area, perfect for relaxing or entertaining. The main bedroom and living space both feature a Juliet balcony, ensuring an abundance of natural light.



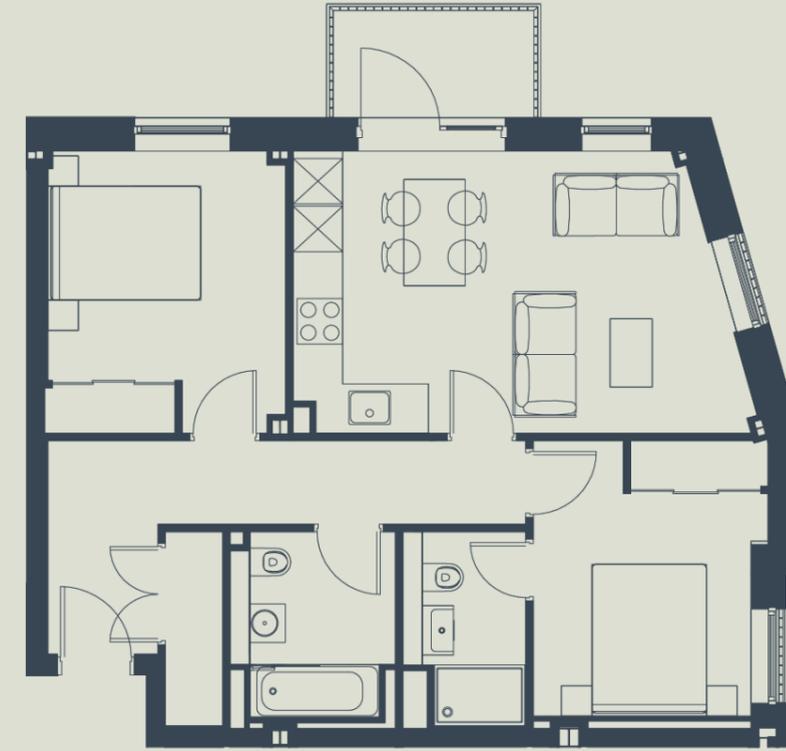
2 Bed Dual

Apartment 2B

Second Floor **Plot 13**
Third Floor **Plot 21**
Fourth Floor **Plot 29**

Total Area	66 sqm (710 sq ft)
Living/Kitchen/Dining	5.60 x 3.71 m (18'4" x 12'2")
Principal Bedroom	2.92 x 2.84 m (9'7" x 9'4")
En-Suite	2.55 x 1.61 m (8'5" x 5'3")
Bedroom 2	3.01 x 3.11 m (9'11" x 10'3")
Bathroom	2.45 x 2.16 m (8'0" x 7'1")
Balcony	2.63 x 1.41 m (8'8" x 4'8")

This comfortable apartment features a spacious main bedroom, boasting an en suite for added luxury, while a second bedroom offers flexibility. Your living space is open-plan, creating a versatile home to enjoy, benefiting further from your very own balcony.



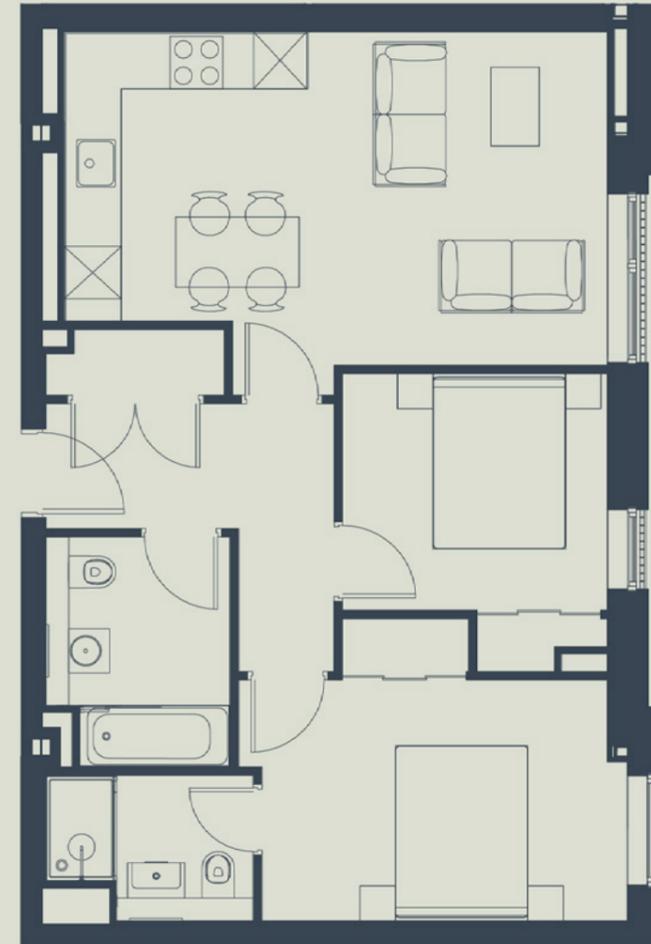
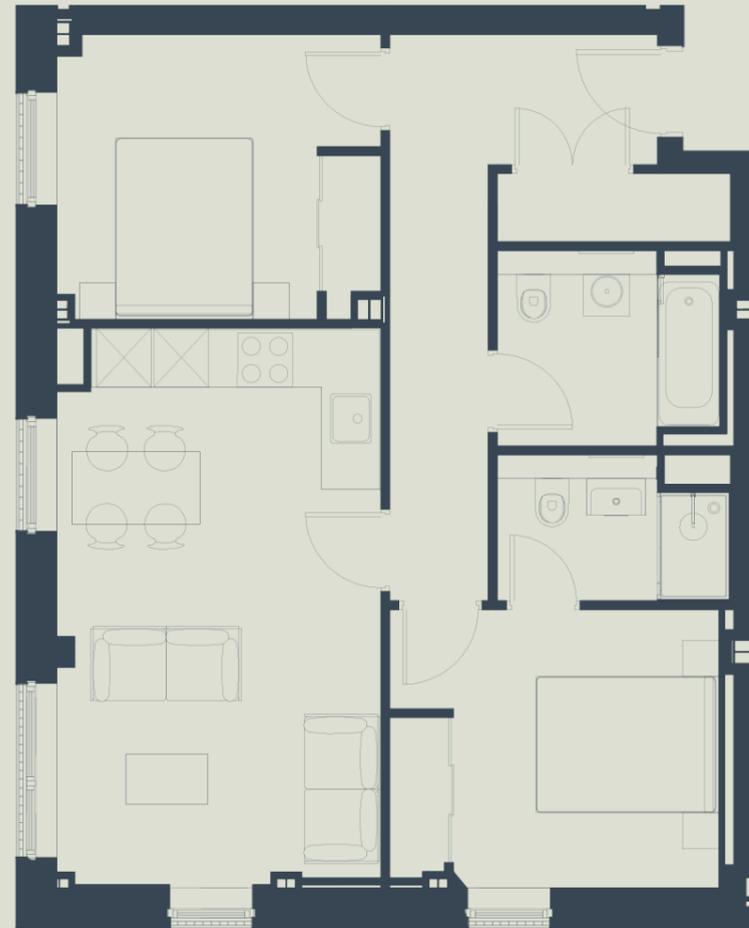
2 Bed Dual

Apartment 2C

Second Floor Plot 14
 Third Floor Plot 22
 Fourth Floor Plot 30

Total Area	67 sqm (721 sq ft)
Living/Kitchen/Dining	6.14 x 3.55 m (20'2" x 11'8")
Principal Bedroom	2.90 x 3.07 m (9'6" x 10'1")
En-Suite	2.55 x 1.61 m (8'5" x 5'3")
Bedroom 2	2.85 x 3.14 m (9'4" x 10'4")
Bathroom	2.45 x 2.16 m (8'0" x 7'1")

This two bedroom apartment offers an open-plan kitchen/dining/lounge, where you can design your space to suit your lifestyle. Your main bedroom features an en suite, while a second bedroom could double as your very own home office.



2 Bed

Apartment 2D

Second Floor Plot 15
 Third Floor Plot 23
 Fourth Floor Plot 31

Total Area	64 sqm (688 sq ft)
Living/Kitchen/Dining	6.15 x 3.80 m (20'2" x 12'6")
Principal Bedroom	4.13 x 2.74 m (13'7" x 9'0")
En-Suite	2.35 x 1.66 m (7'9" x 5'5")
Bedroom 2	2.99 x 2.70 m (9'10" x 8'10")
Bathroom	2.62 x 2.08 m (8'7" x 6'10")

You will find an open-plan kitchen/dining/lounge at the centre of this two bedroom apartment, creating a spacious environment. This home also offers two bedrooms, one features the practicality and luxury of an en suite bathroom.

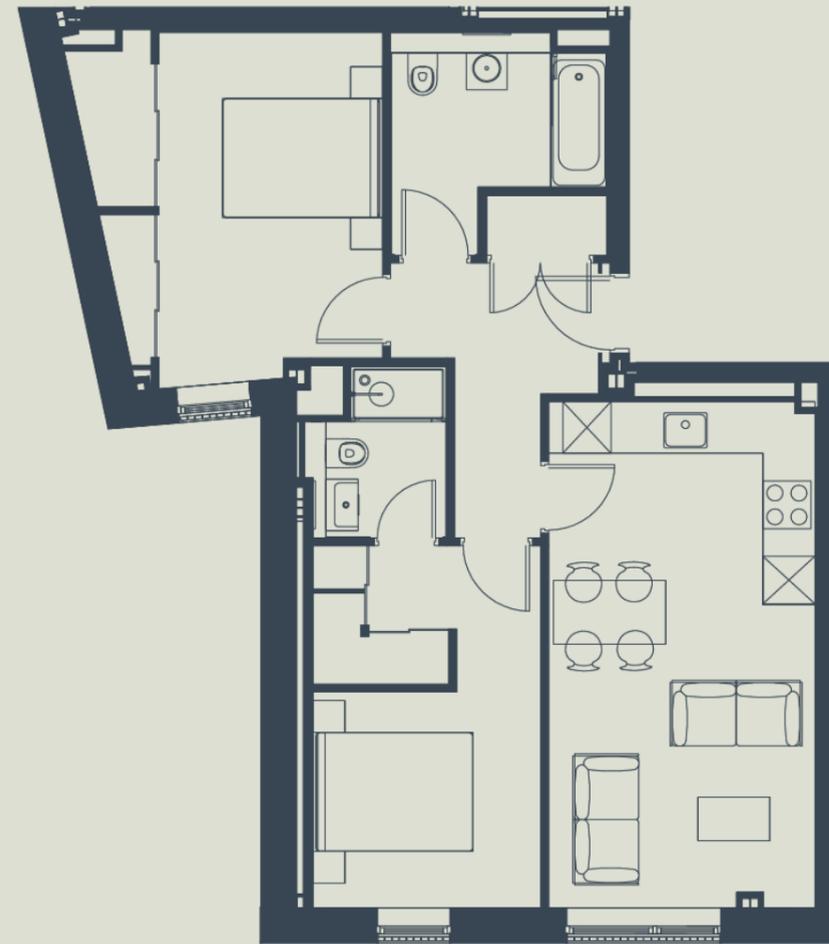
2 Bed

Apartment 2E

Second Floor Plot 16
 Third Floor Plot 24
 Fourth Floor Plot 32

Total Area	68 sqm (731 sq ft)
Living/Kitchen/Dining	6.37 x 3.30 m (20'11" x 10'10")
Principal Bedroom	4.56 x 2.83 m (15'0" x 9'3")
En-Suite	2.16 x 1.66 m (7'1" x 5'5")
Bedroom 2	4.10 x 2.79 m (13'6" x 9'2")
Bathroom	1.96 x 2.69 (6'5" x 8'10")

This apartment offers highly desirable amenities, such as an en suite bathroom to the principal bedroom and an open-plan kitchen/dining/lounge, presenting a flexible space. The second bedroom could double as a guest bedroom and a study.



3 Bed Dual

Apartment 3A

First Floor Plot 5

Total Area	95 sqm (1,022 sq ft)
Living/Kitchen/Dining	6.29 x 5.31 m (20'8" x 17'5")
Principal Bedroom	3.84 x 2.72 m (12'7" x 8'11")
En-Suite	2.34 x 1.51 m (7'8" x 4'11")
Bedroom 2	3.09 x 2.69 m (10'2" x 8'10")
Bedroom 3	3.34 x 2.65 m (10'11" x 8'8")
Bathroom	2.78 x 1.96 m (9'1" x 6'5")
Terrace 1	3.78 x 1.99 m (12'5" x 6'6")
Terrace 2	9.25 x 2.13 m (30'4" x 7'0")

Plot 5 is a spacious, dual aspect apartment with three bedrooms. Your living space is bright, with direct access to the garden desk and encompasses a lounge, dining room and kitchen. You will also have access to a second terrace, directly accessed from the principal bedroom which features the luxury of an en suite bathroom.

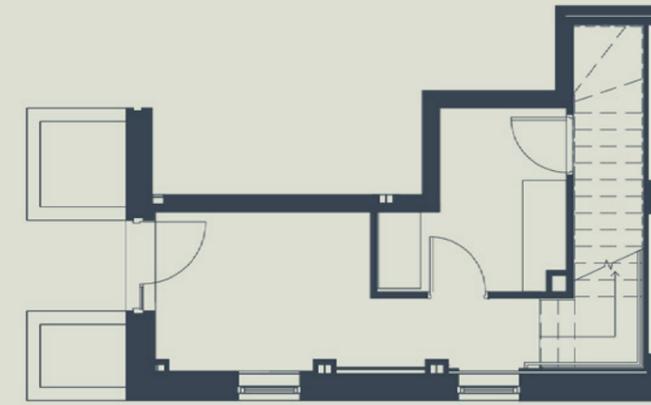
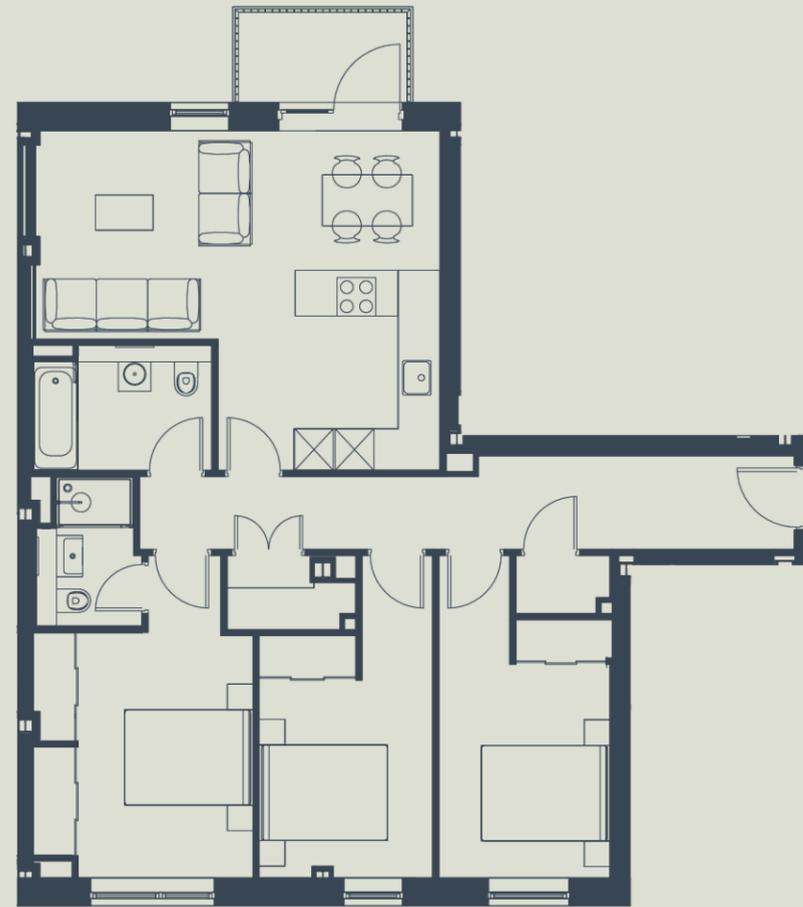
3 Bed Dual

Apartment 3A

Second Floor	Plot 10
Third Floor	Plot 18
Fourth Floor	Plot 26

Total Area	95 sqm (1,022 sq ft)
Living/Kitchen/Dining	6.29 x 5.31 m (20'8" x 17'5")
Principal Bedroom	3.84 x 2.72 m (12'7" x 8'11")
En-Suite	2.34 x 1.51 m (7'8" x 4'11")
Bedroom 2	3.09 x 2.69 m (10'2" x 8'10")
Bedroom 3	3.34 x 2.65 m (10'11" x 8'8")
Bathroom	2.78 x 1.96 m (9'1" x 6'5")
Balcony	2.62 x 1.41 m (8'7" x 4'8")

The open-plan kitchen/dining/living room in this three bedroom apartment offers an environment designed for modern living, with its own balcony extending your space further. You will find an en suite to the main bedroom, and two further double bedrooms to be transformed to your very own way of living.



2 Bed Dual Aspect

Duplex DA

Plot 1

Total Area	91 sqm (974 sq ft)
Living/Kitchen/Dining	6.10 x 3.45 m (20'0" x 11'4")
Principal Bedroom	4.72 x 2.80 m (15'6" x 9'2")
En-Suite	2.60 x 1.56 m (8'6" x 5'1")
Bedroom 2	2.83 x 2.90 m (9'3" x 9'6")
Bathroom	2.45 x 2.25 m (8'0" x 7'5")
Utility	2.8 x 1.9 m (9'2" x 6'3")
Garden	4.38 x 1.46 m (14'4" x 4'9")

Plot 1 is a dual aspect, duplex apartment with two bedrooms. This home is set over the ground and first floor, with a private main door entrance and a handy utility space. The open plan living space, and both bedrooms benefit from Juliet balconies, maximising natural light.

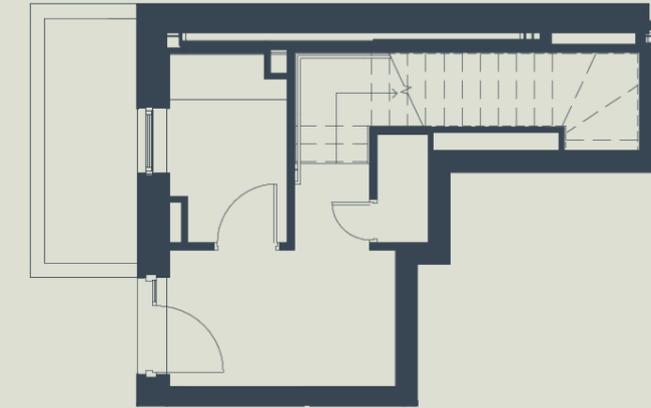
2 Bed

Duplex DB

Plot 2

Total Area	81 sqm (871 sq ft)
Living/Kitchen/Dining	6.37 x 3.10 m (20'11" x 10'2")
Principal Bedroom	3.18 x 2.94 m (10'5" x 9'8")
En-Suite	2.06 x 1.45 m (6'9" x 4'9")
Bedroom 2	2.94 x 2.55 m (9'8" x 8'4")
Bathroom	2.57 x 1.96 m (8'5" x 6'5")
Utility	2.30 x 1.90 m (7'7" x 6'3")
Garden	4.49 x 1.47 m (14'8" x 4'9")

This spacious two bedroom duplex home is accessed through the main door, and is set over the ground and first floor levels. Plot 2 offers a useful utility room, in addition to Juliet balconies in both bedrooms, combining practicality and bright space, filled with natural light.



2 Bed

Duplex DC

Plot 3

Total Area	87 sqm (936 sq ft)
Living/Kitchen/Dining	6.37 x 3.20 m (20'11" x 10'6")
Principal Bedroom	4.40 x 3.51 m (14'5" x 11'6")
Bedroom 2	2.27 x 2.93 m (8'11" x 9'7")
Bathroom	2.01 x 2.70 m (6'7" x 8'10")
Utility	2.60 x 1.80 m (8'6" x 5'11")
Garden	5.60 x 1.49 m (18'4" x 4'10")

Plot 3 is a main door, two bedroom duplex apartment set over the ground and first floor levels, with a private entrance hallway and utility room. The open plan living space and both bedrooms benefit from Juliet balconies, allowing an abundance of natural light to fill the home.

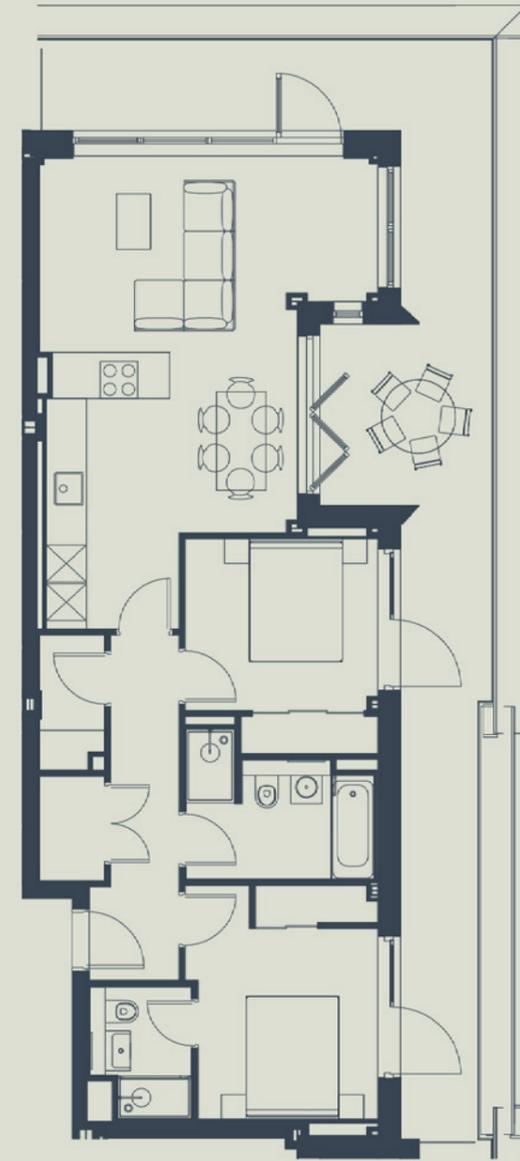
2 Bed Dual Aspect

Penthouse 2F

Plot 35

Total Area	76 sqm (812 sq ft)
Living/Kitchen/Dining	6.09 x 5.45 m (20'0" x 17'11")
Principal Bedroom	3.09 x 2.90 m (10'2" x 9'6")
En-Suite	2.16 x 1.66 m (7'1" x 5'5")
Bedroom 2	3.11 x 2.79 m (10'3" x 9'2")
Bathroom	2.98 x 1.96 m (9'9" x 6'5")
Terrace	17.86 x 1.47 m (58'7" x 4'10")

This two bedroom apartment is ideal for modern living, with an open-plan living area, combining your dining, kitchen and lounge. The main bedroom has a handy en suite shower room, and you'll also have access to a spacious terrace.



3 Bed Dual Aspect

Penthouse 3B

Plot 33

Total Area	136 sqm (1,458 sq ft)
Living/Kitchen/Dining	8.28 x 6.48 m (27'2" x 21'3")
Principal Bedroom	4.07 x 3.21 m (13'4" x 10'6")
Principal En-Suite	2.51 x 1.66 m (8'3" x 5'5")
Bedroom 2	2.88 x 2.85 m (9'6" x 9'4")
Bedroom 3	2.88 x 2.72 m (9'6" x 8'11")
Bedroom 3 En-Suite	2.34 x 1.65 m (7'8" x 5'5")
Bathroom	2.86 x 2.59 m (9'5" x 8'6")
Terrace	6.25 x 2.71 m (20'6" x 8'11")

Plot 33 offers three flexible bedrooms, two of which feature en suite bathrooms. The lounge/dining/kitchen area is open-plan, allowing for bright and spacious living, with access to a private terrace.



3 Bed Dual Aspect

Penthouse 3C

Plot 36

Total Area	119 sqm (1,280 sq ft)
Living/Kitchen/Dining	8.49 x 4.65 m (27'10" x 15'3")
Principal Bedroom	4.11 x 2.76 m (13'6" x 9'1")
Principal En-Suite	2.45 x 1.86 m (8'0" x 6'1")
Bedroom 2	4.00 x 3.39 m (13'1" x 11'1")
En-Suite	2.63 x 1.48 m (8'8" x 4'10")
Bedroom 3	3.28 x 2.84 m (10'9" x 9'4")
Bathroom	3.25 x 2.01 m (10'8" x 6'7")
Terrace	8.59 x 2.77 m (28'2" x 9'1")

Plot 36 is an impressive three bedroom apartment, where you can adapt your home to suit your lifestyle. This home has three bedrooms, two of which are en suite, and the third could double a home office or gym. Your living space is open plan, and opens out to a private terrace, allowing plenty of natural light to flood the room.



3 Bed Dual Aspect

Penthouse 3D

Plot 34

Total Area	106 sqm (1,140 sq ft)
Living/Kitchen/Dining	7.45 x 6.11 m (24'5" x 20'1")
Principal Bedroom	3.37 x 2.79 m (11'1" x 9'2")
En-Suite	2.45 x 1.66 m (8'0" x 5'5")
Bedroom 2	3.37 x 2.73 m (11'1" x 9'0")
Bedroom 3	3.37 x 2.82 m (11'1" x 9'3")
Bathroom	2.86 x 2.15 m (9'5" x 7'1")
Terrace	7.80 x 1.47 m (25'7" x 4'10")

Experience the epitome of modern living in the open-plan living space in plot 34, which opens out to a private terrace. You will find three bedrooms, the principal bedroom featuring an en suite bathroom, and the remaining two bedrooms offer flexibility.



Specification

Kitchens

Contemporary, luxury Leicht kitchens from Kitchens International

The Latest integrated appliances from Siemens including:

- Single Oven
- Combination microwave
- Extractor hood
- Fridge/freezer
- Dishwasher
- Induction hob

Bathrooms and En-Suites

- Sanitaryware and vanity units by Laufen
- Luxury brassware by Hansgrohe
- Carronited bath by Carron
- Shower screens by Roman
- Fully tiled wall and floor tiles by Porcelanosa

Floor Finishes

A contribution to floor coverings will be made with a preferred supplier on each property

Wardrobes

Fully integrated and fitted wardrobes in all bedrooms with luxury sliding doors

Ironmongery & Doors

- Satin chrome door handles throughout
- Oak finished ladder internal doors

Heating

- A rated Ideal combination gas boiler
- Intelligent thermostats
- Flat panel central heating radiators
- Towel rail central heating in bathrooms

Electrical

- BT & TV principal bedrooms and living areas
- LED downlights to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Mains operated smoke detectors
- Pendant light fittings to all living areas and bedrooms

Safety & Security

- Video and audio entry to main access points
- Secure underground bike storage
- Sprinkler system in all communal areas
- Underground car park with fob access

Factor

Communal areas will be managed and maintained by Taylor & Martin

Warranty

Your home is covered by The Q Policy: ensuring high quality builds and exceptional customer service, so you can be at ease that you and your home is covered



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Penthouse Specification

Penthouse 3B - Bathroom

- Laufen Val 750mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, chrome
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, chrome
- Waters River bath, semi-freestanding
- Hansgrohe Talis E110 3-hole bath filler, chrome
- Roman Innov8 1400mm slider, silver
- Hansgrohe Ecostat S 2-way valve, I-box, Crometta S240 overhead shower, Rainfinity handset, Fixfit. Hose, chrome

Penthouse 3B - Master Ensuite

- Laufen Val 600mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, BRUSHED BLACK CHROME
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, MATT ANTHRACITE
- Roman Innov8 1200mm slider, BLACK
- Hansgrohe Ecostat SQUARE 2-way valve, I-box, RAINDANCE E300 fixed head, Rainfinity handset, outlet, hose. BRUSHED BLACK CHROME

Penthouse 3B - Ensuite 2

- Laufen VaL 600mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, chrome
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, chrome
- Roman Innov8 1400mm slider, silver
- Hansgrohe Ecostat S 2-way valve, I-box, Rainfinity handset, Fixfit. Hose, chrome

Penthouse 3C - Bathroom

- Laufen Val 600mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, chrome
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, chrome
- Carron Profile Duo bath, 1700x700mm
- Hansgrohe Talis E110 3-hole bath filler, chrome
- Roman Innov8 1400mm slider, silver
- Hansgrohe Ecostat S 2-way valve, I-box, Crometta S240 overhead shower, Rainfinity handset, Fixfit. Hose, chrome

Penthouse 3C - Master Ensuite

- Laufen Val 600mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, BRUSHED BLACK CHROME
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, MATT ANTHRACITE
- Roman Innov8 1400mm slider, BLACK
- Hansgrohe Ecostat SQUARE 2-way valve, I-box, RAINDANCE E300 fixed head, Rainfinity handset, outlet, hose. BRUSHED BLACK CHROME

Penthouse 3C - Ensuite 2

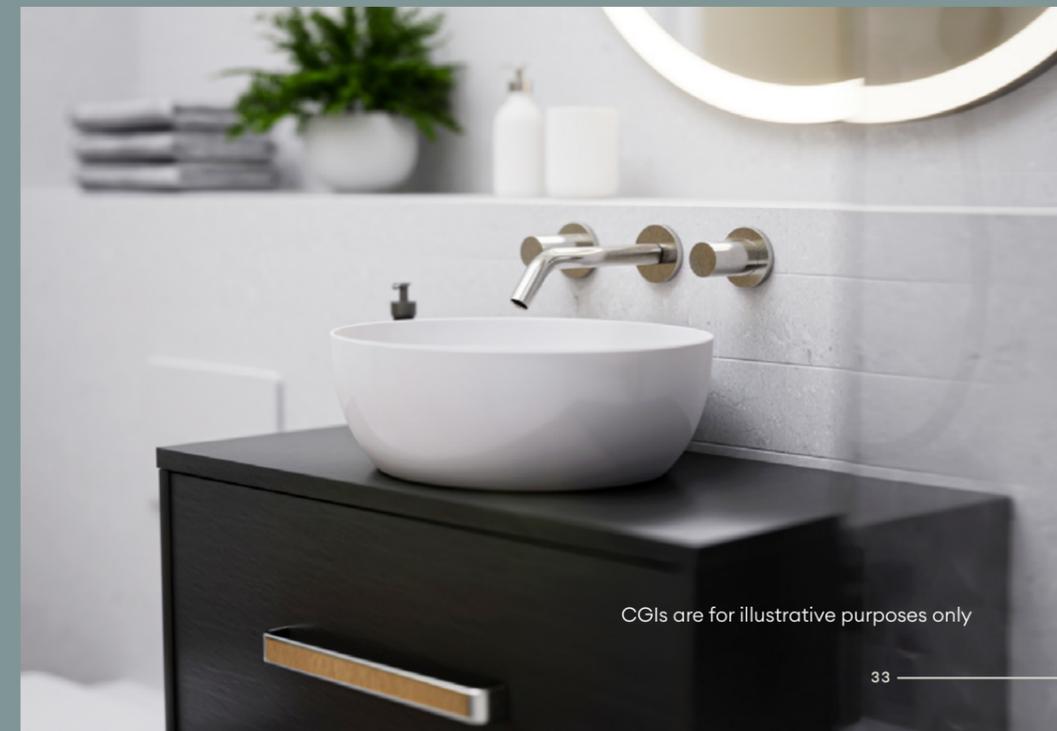
- Laufen VaL 600mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, chrome
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, chrome
- Roman Innov8 1200mm slider, silver
- Hansgrohe Ecostat S 2-way valve, I-box, Rainfinity handset, Fixfit. Hose, chrome

Penthouse 3D - Bathroom

- Laufen Val 550mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, chrome
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, chrome
- Carron Profile Duo bath, 1700x700mm
- Hansgrohe Talis E110 3-hole bath filler, chrome
- Roman Innov8 1400mm slider, silver
- Hansgrohe Ecostat S 2-way valve, I-box, Crometta S240 overhead shower, Rainfinity handset, Fixfit. Hose, chrome

Penthouse 3D - Master Ensuite

- Laufen Val 600mm basin, Komplements vanity
- Hansgrohe Talis E110 mixer tap, BRUSHED BLACK CHROME
- Laufen Lua Wall-Hung WC, seat
- Easi plan frame, Edge flush plate, MATT ANTHRACITE
- Roman Innov8 1400mm slider, BLACK
- Hansgrohe Ecostat SQUARE 2-way valve, I-box, RAINDANCE E300 fixed head, Rainfinity handset, outlet, hose. BRUSHED BLACK CHROME



CGIs are for illustrative purposes only



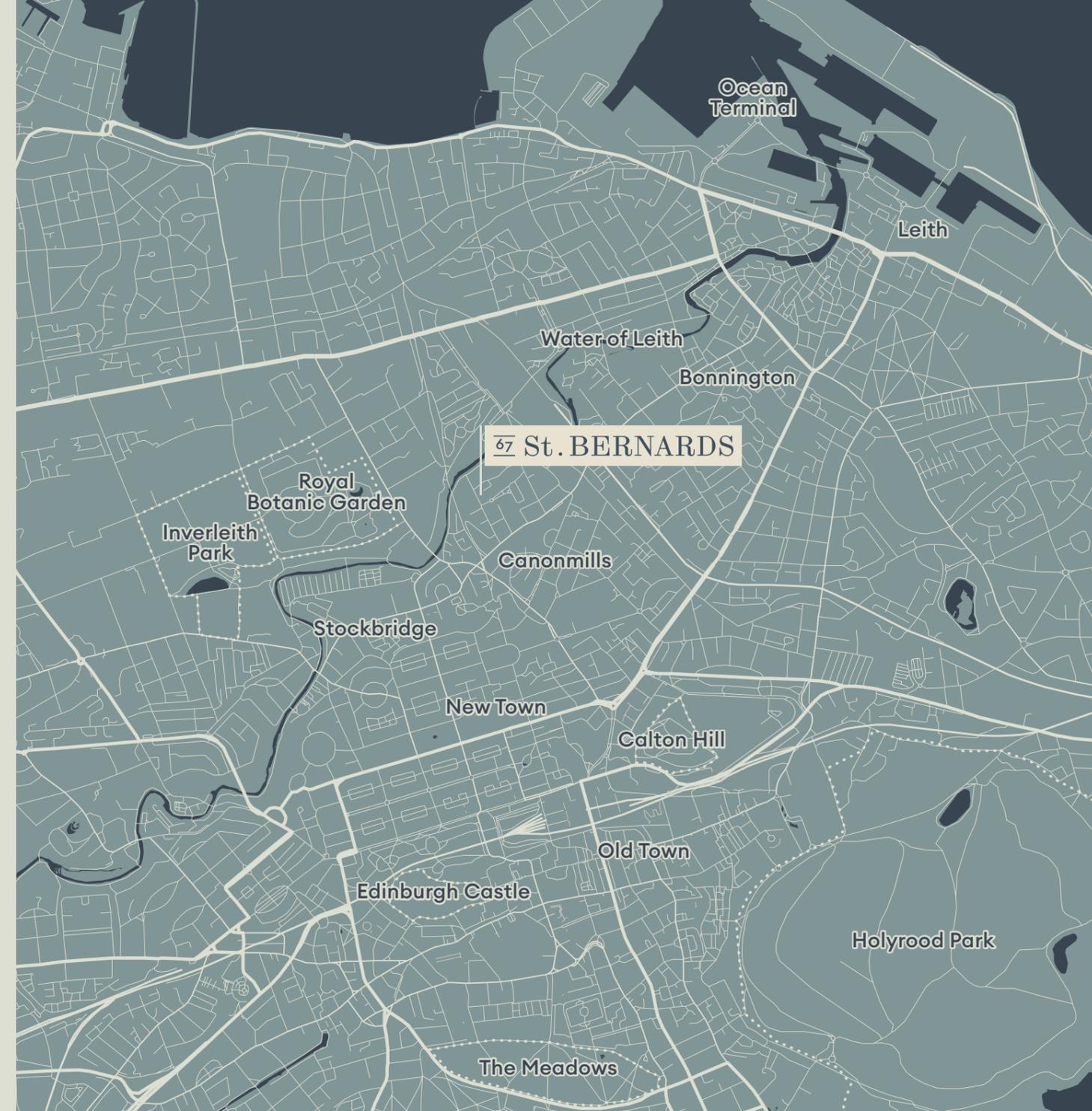
Scan for local area video

Location

The charming neighbourhood of Canonmills, along the picturesque Water of Leith, is where you will find 67 St Bernard's, offering a delightful blend of tranquillity and urban living. Canonmills is perfectly placed just north of the city centre, providing easy access to all the iconic landmarks and cultural attractions Edinburgh has to offer. What's more, the Royal Botanic Garden and Inverleith Park are both easily reached on foot, where you can enjoy an oasis of greenery.

While Canonmills offers a peaceful and idyllic setting, it is also incredibly well connected to the city's public transport links, including buses and trams, allowing you to explore the wider city with ease. With museums, galleries and theatres just a short distance away, you'll have access to a world of entertainment.

What's more, the neighbourhood boasts an array of charming cafes, restaurants and independent shops that give the neighbourhood its unique character. Whether you're searching for artisanal goods, enjoying a leisurely brunch or sipping on locally brewed coffee, there is something for everyone. The history of Canonmills is reflected in the surroundings, and it is easy to see why this is such a beloved community and highly desired gem in the city.



Water of Leith (2 minutes drive)

The Water of Leith is a cherished natural feature running through the heart of Edinburgh. The well-maintained path which runs alongside is a popular choice for leisurely strolls, jogging, and cycling.

Royal Botanic Gardens (4 minutes drive)

The Botanic Gardens represent a delightful blend of natural beauty, scientific discovery and cultural enrichment and host a variety of events throughout the year.

Stockbridge (4 minutes drive)

Stockbridge market is held regularly, providing a platform for local artisans and producers to showcase their goods and bring the community together.

Inverleith Park (5 minutes drive)

Inverleith park offers a serene retreat from the bustling city, providing a space to unwind, exercise and enjoy the beauty of nature.

New town (6 minutes drive)

Renowned for its impressive Georgian architecture, Edinburgh New Town has a multitude of shops, boutiques and restaurants to choose from.

Edinburgh Castle (10 minutes drive)

Edinburgh Castle is a living testament to Scotland's rich history where you can enjoy breathtaking views over the city.

Calton Hill (14 minutes drive)

Standing as one of Edinburgh's most iconic landmarks, Calton Hill provides a stunning viewpoint over the city, the Firth of Forth and the surrounding landscapes.

