

3 Canonmills Edinburgh EH3 5HA

Offers Over £190,000

- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- A double bedroom and single bedroom
- Hallway with shower room and W.C
- Gas central heating and double glazing
- Entrance vestibule
- Residents on-street parking



1



2



1



EPC C



Flat

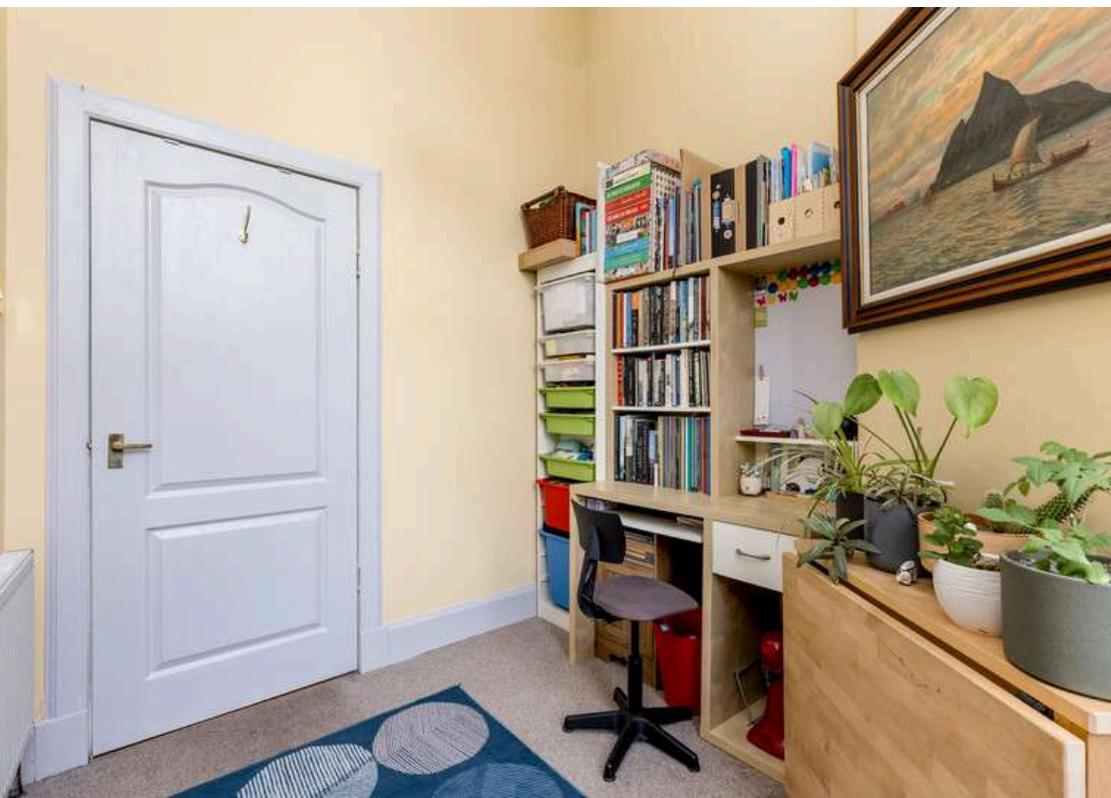
Blair Cadell are delighted to bring to market this maindoor flat in the heart of Canonmills. With two bedrooms and a superb range of local amenities, the property would be ideal for the first time buyer or investor and must be viewed.

The accomodation comprises of a living/dining room perfect for evening relaxing. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods that are included except the Fridge Freezer. There is a large double bedroom and single bedroom which would be the ideal home office to the rear of the property keeping them nice and quiet. Shower room and separate W.C. Hallway that offers access to some additional storage space. Gas central heating and double glazing throughout. Communal gardens and residents on-street parking is also available.

Canonmills is located just to the north of the city centre which can be accessed via a frequent bus service that runs close by giving swift access to the city centre. With a superb range of local amenities including local shops, bars and cafes it is also just a short walk from Stockbridge and the Botanic gardens providing further range of entertainment options. The property is also within easy access of both Waverley Station and St Andrew Bus Station making it ideally placed for those with a commute. Shopping facilities include a Tesco Superstore, a short drive/bus journey away there are all the high street shops in George and Princes Street along with the recently finished St James centre which has a range of high end shops, restaurants and entertainment. Recreational facilities include a number of popular bars, cafes and restaurants, The Vue cinema complex, Omni Centre, Playhouse Theatre and the Royal Botanic Gardens.

Viewing by appointment on 0131 337 1800

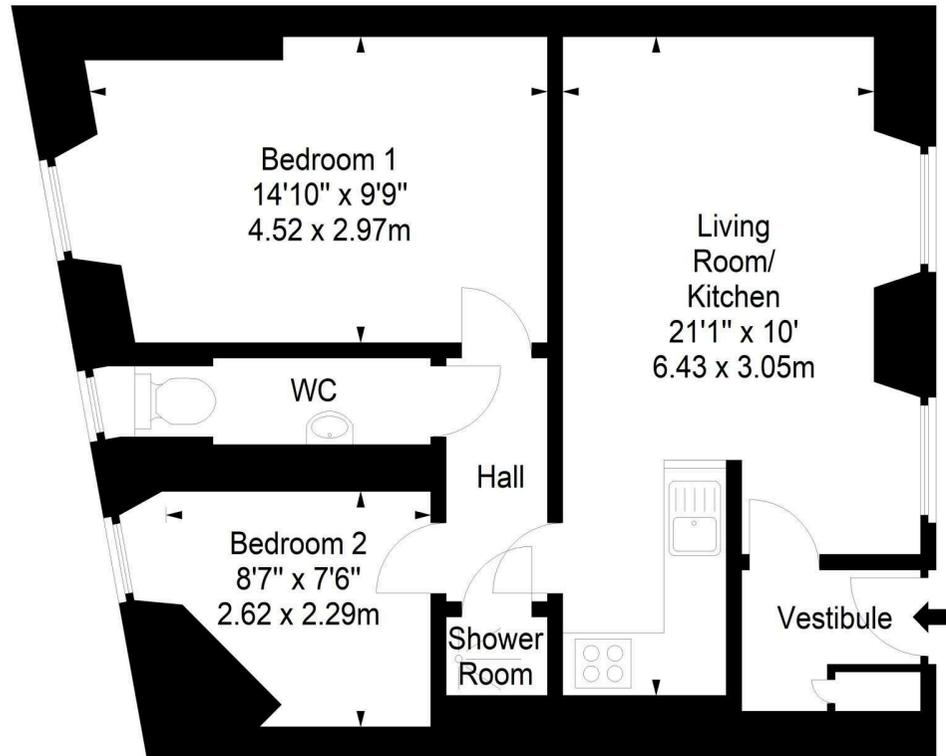
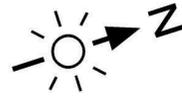




Canonmills,
Edinburgh,
Midlothian, EH3 5HA



Approx. Gross Internal Area
531 Sq Ft - 49.33 Sq M
For identification only. Not to scale.
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Ground Floor



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