



**GIBSONKERR**  
Personal, Family Law & Property

**28/8 Brandon Terrace**

Canonmills, Edinburgh, EH3 5DZ





## GIBSON KERR

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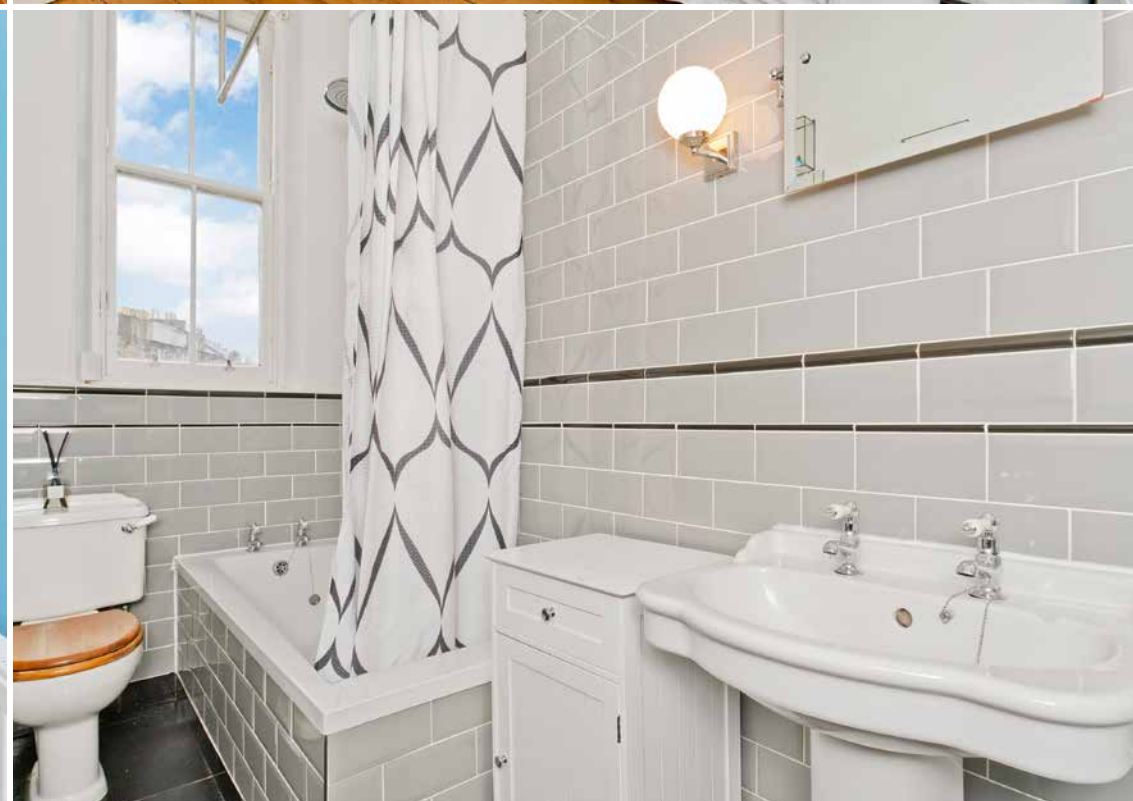
Striking the perfect blend of contemporary styling and period charm, this third/top-floor flat forms part of a C-listed Victorian tenement building in the city's highly desirable Canonmills area. The two-bedroom home offers spacious living areas, a useful study, and a bathroom, and it benefits from access to a lovely shared garden. Furthermore, it has a private attic which could be converted into additional living space (subject to consent). The flat and its location are sure to appeal to a wealth of buyers, with excellent amenities on the doorstep and within easy reach, and the very heart of the capital just a mile away.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Third/top-floor tenement flat in Canonmills
- Beautifully presented, contemporary interiors
- Wonderfully airy accommodation and period features
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Impressive living room with bay window, fireplace, cornicing, and a ceiling rose
- Generous, beautifully appointed dining kitchen
- Two wonderfully light and airy double bedrooms
- Attractive bathroom with shower-over-bath
- Access to a lovely shared garden
- Controlled on-street parking (Zone 6)
- Gas central heating system
- Traditional sash-and-case windows
- EPC Rating - E





# Floorplan

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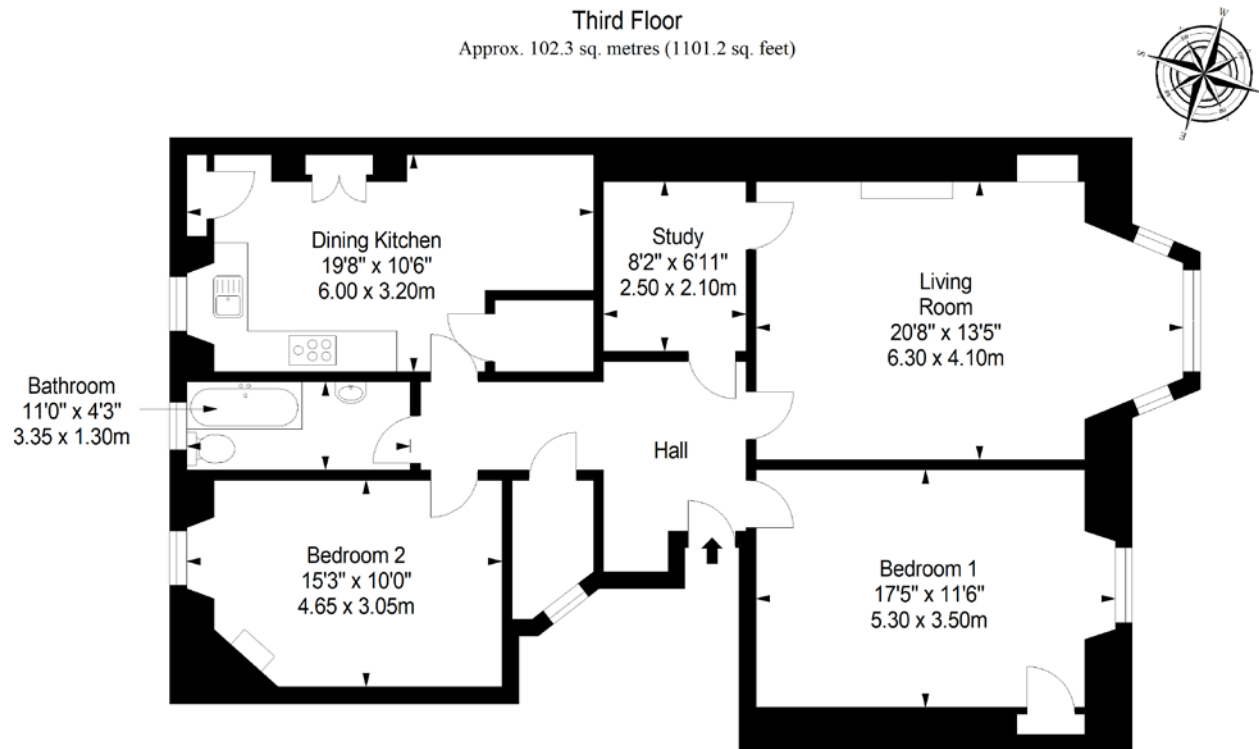
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Total area: approx. 102.3 sq. metres (1101.2 sq. feet)

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.