



GILSON GRAY

LAW • PROPERTY • FINANCE

5 (2F4) HERIOTHILL TERRACE

Canonmills, Edinburgh, EH7 4DZ



Quietly situated on a no-through road in Canonmills, this traditional one-bedroom second-floor flat is well-presented with tasteful décor and lovely period features. The flat's excellent location allows for swift access to a wealth of amenities, including a wide range of shops, transport links across the city, cafés, restaurants, and bars, leisure and fitness facilities, and scenic outdoor spaces, with the Royal Botanic Garden and Inverleith Park just a stone's throw away. The heart of the city is also within easy walking distance, which is sure to make this property appealing to a wide demographic.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Additional appliances are also available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Traditional second-floor flat in Canonmills
- Secure shared entrance and stairwell
- Entrance hall with built-in storage
- Good-sized living room/double bedroom
- Airy dining kitchen
- Versatile study/box room with built-in storage
- Contemporary shower room with excellent vanity storage and a chrome towel radiator
- Access to a spacious shared garden
- Controlled on-street parking (Zone N1)







"THIS WELL-PRESENTED FLAT
IN CANONMILLS ENJOYS AN
EXCELLENT LOCATION
CLOSE TO FANTASTIC
AMENITIES."





EPC RATING:



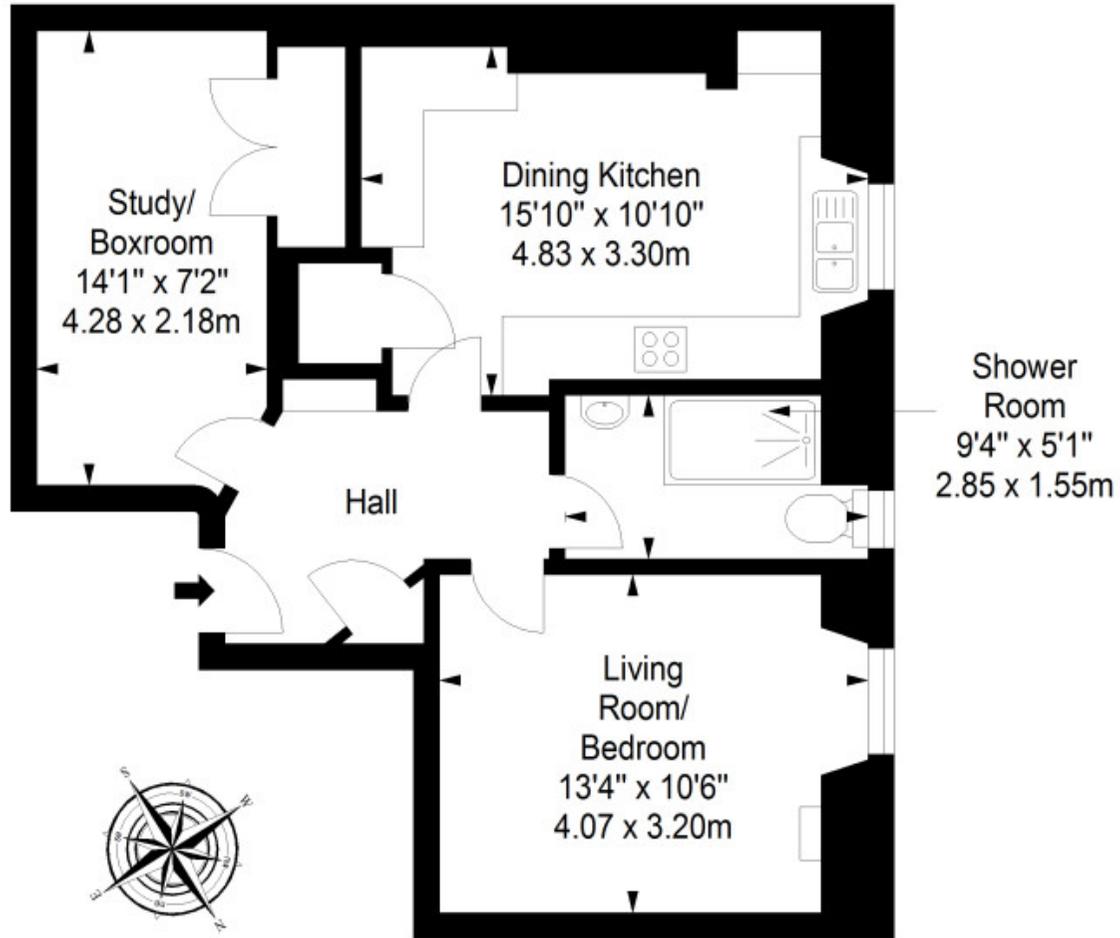
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



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