



35 Logie Green Road
Edinburgh, EH7 4EY



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

The popular district of Canonmills is in the North of Edinburgh and offers all the convenience of City Centre living. The property is a short distance from Edinburgh City Centre and Stockbridge. There is a wide array of restaurants, coffee shops and bars in the surrounding area. Schooling in the area is provided from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to the trams and Waverley Railway Station and St Andrews Square bus station. There are delightful open green spaces at the Royal Botanic Gardens, King George V Park and Inverleith Park nearby.

DESCRIPTION

Logie Green Road is a ground floor, main door one bedroom apartment, forming part of a traditional tenement building in the well-regarded district of Broughton. Conveniently located among the amenities of Cannonmills, Broughton and the area of Leith, this bright and spacious property will appeal to a variety of buyers and early viewing is recommended. Having been modernised throughout prior to marketing, the accommodation comprises: hallway; bright and spacious living room with dining area to the rear; kitchen with ample floor and wall mounted storage units; generous double bedroom; shower room with electric shower and separate WC which completes the accommodation on offer. To the rear of the building is a shared garden used by residents. The property further benefits from double glazing and electric heating.

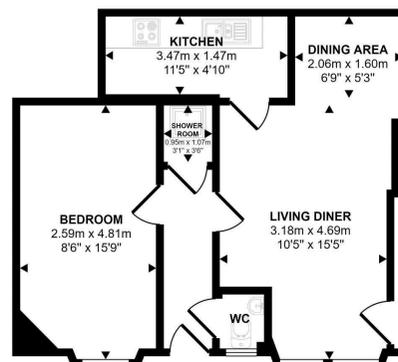
EPC RATING

The energy efficiency rating for this property is band F

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Approx Gross Internal Area
44 sq m / 478 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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