

COULTERS<sup>©</sup>

# 8G CANON STREET

CANONMILLS, EDINBURGH, EH3 5HE

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

8G Canon Street is a stylish and spacious one bedroom top floor flat situated in the highly desirable area of Canonmills.

A shared rear garden is situated to the rear of the building and on-street parking is available by way of a residents parking permit.

## KEY FEATURES



Stylish and spacious top floor flat.



One large double bedroom.



Shared rear garden.



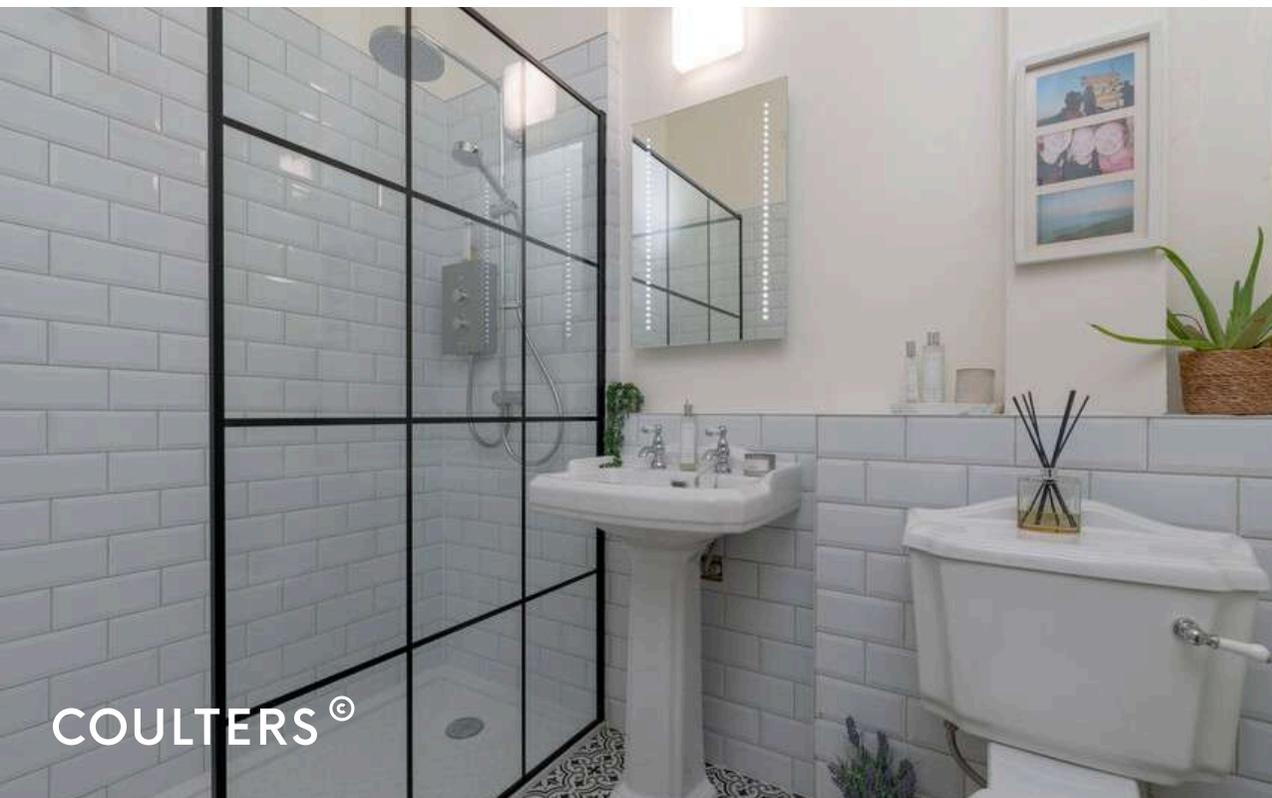
Zoned residents parking.



Central location within a short walk of Stockbridge & East End.



Excellent local amenities on the doorstep.





The light filled property has been fully refurbished by the current owner and comprises - entrance hall with large, walk-in storage cupboard; sitting/dining room with panelled wall; contemporary kitchen with integrated appliances; generously proportioned double bedroom quietly situated to the rear of the building; and modern shower room.

The sitting/dining room, kitchen and bedroom all have original floorboards and stylish Plantation blinds have been fitted to the windows.



## THE LOCAL AREA

Canonmills is a vibrant area situated just to the north of Edinburgh's city centre, close to the majestic Royal Botanic Garden and the beautiful Water of Leith.

It is a popular location for young professionals and students due to its proximity to the city centre and the St James Quarter.

The area, and neighbouring Broughton Street and Stockbridge, feature a range of trendy cafes, restaurants and independent shops. There is also a large Tesco supermarket located in Canonmills.

## EXTRAS

All blinds and light fittings are included in the sale price as are the integrated kitchen appliances.

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



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**Canon Street,  
Edinburgh,  
Midlothian, EH3 5HE**



Approx. Gross Internal Area  
501 Sq Ft - 46.54 Sq M  
For identification only. Not to scale.  
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Second Floor



## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.