



Flat 5, 15 Hughes Close,
Edinburgh, EH7 4FZ



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Forming part of a recently completed development by the Water of Leith is this beautifully presented first floor apartment with two balconies. Completed in 2022 the apartment forms part of a courtyard setting with lovely landscaped grounds, secure entry system, lift access and a shared bike store. The development is maintained by a property factor with the benefits of an eco-friendly communal central heating system and double glazed windows.

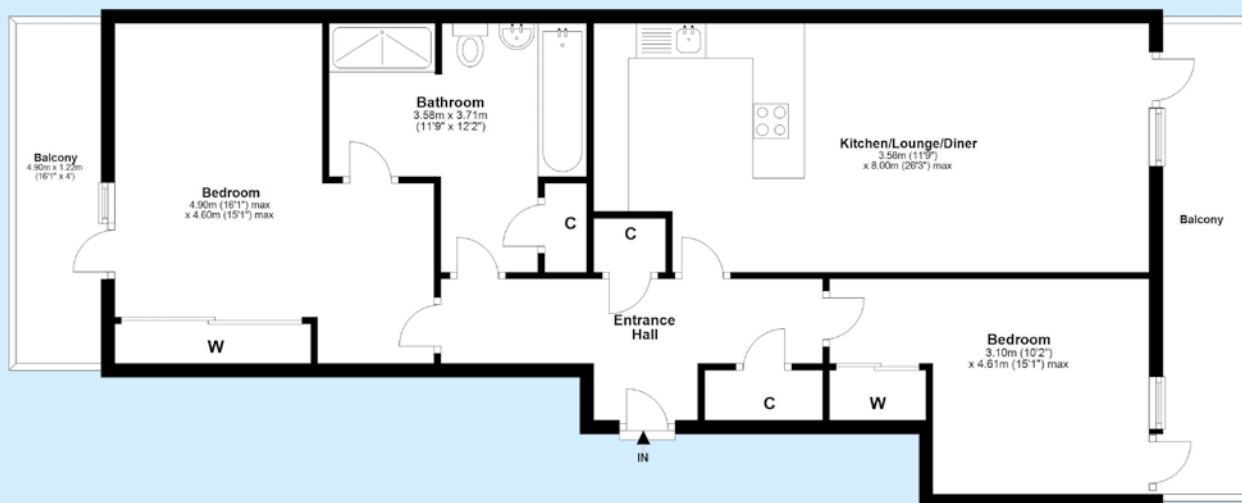
The accommodation comprises an entrance hallway with two cupboards and there is a large lounge / diner / kitchen on open plan with full height window and door leading to a front facing balcony. The kitchen is fitted with a range of modern base and wall units with the oven, hob, fridge/freezer and dishwasher to remain. There is a large master bedroom to the rear with double wardrobe, large balcony and access to the Jack-n-Jill bathroom. The second bedroom has a fitted wardrobe and access to the front facing balcony. The bathroom completes the accommodation, accessed from the hallway and main bedroom and is fitted with a three piece white suite with separate shower and cupboard.

Early viewing of this stunning flat is essential to fully appreciate the bright and spacious accommodation offered.

Area Description

Canonmills is a sought after area with a wide range of independent shops, bars and restaurants and a Tesco supermarket conveniently located on Broughton Road. A short walk or bus links take you to the New Town, city centre or vibrant Broughton Street and Leith Walk. There are numerous leisure facilities close at hand including the Omni Centre which houses a Nuffield Gym and multi-screen cinema complex, while the Water of Leith Walkway and the open spaces of the Royal Botanic Gardens are within easy reach. King George V Park is also just across the road and links to the Edinburgh cycle network, while Waverley Station is also within walking distance from the property.





Accommodation

Lounge / Diner / Kitchen:	8m x 3.58m	(26'3" x 11'9")
Bedroom 1:	4.9m x 4.6m	(16'1" x 15'1")
Bedroom 2:	4.6m x 3.1m	(15'1" x 10'2")
Bathroom:	3.58m x 3.7m	(11'9" x 12'2")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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