

49/10 Logie Green Road

CANONMILLS, EDINBURGH, EH7 4HB



*ONE BED TENEMENT FLAT
IN A GREAT LOCATION*



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Part exchange available! McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb second-floor one-bedroom apartment located in Canonmills, just to the north of the New Town. Internally, the property is in excellent order and it would represent an amazing first-time buy or a sound buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating and double glazing.

The accommodation is focused on an open-plan kitchen/living room which is neutrally decorated and finished with laminate flooring. The living room has excellent levels of natural light and plenty of space for a suite and supporting furniture.

Clever use of space in the kitchen has allowed the inclusion of a good range of base and wall-mounted units that are set against a tiled splash-back. There is plenty of prep and storage space along with a range of integrated appliances including an electric hob, an electric oven, a fridge freezer, and a washing machine.







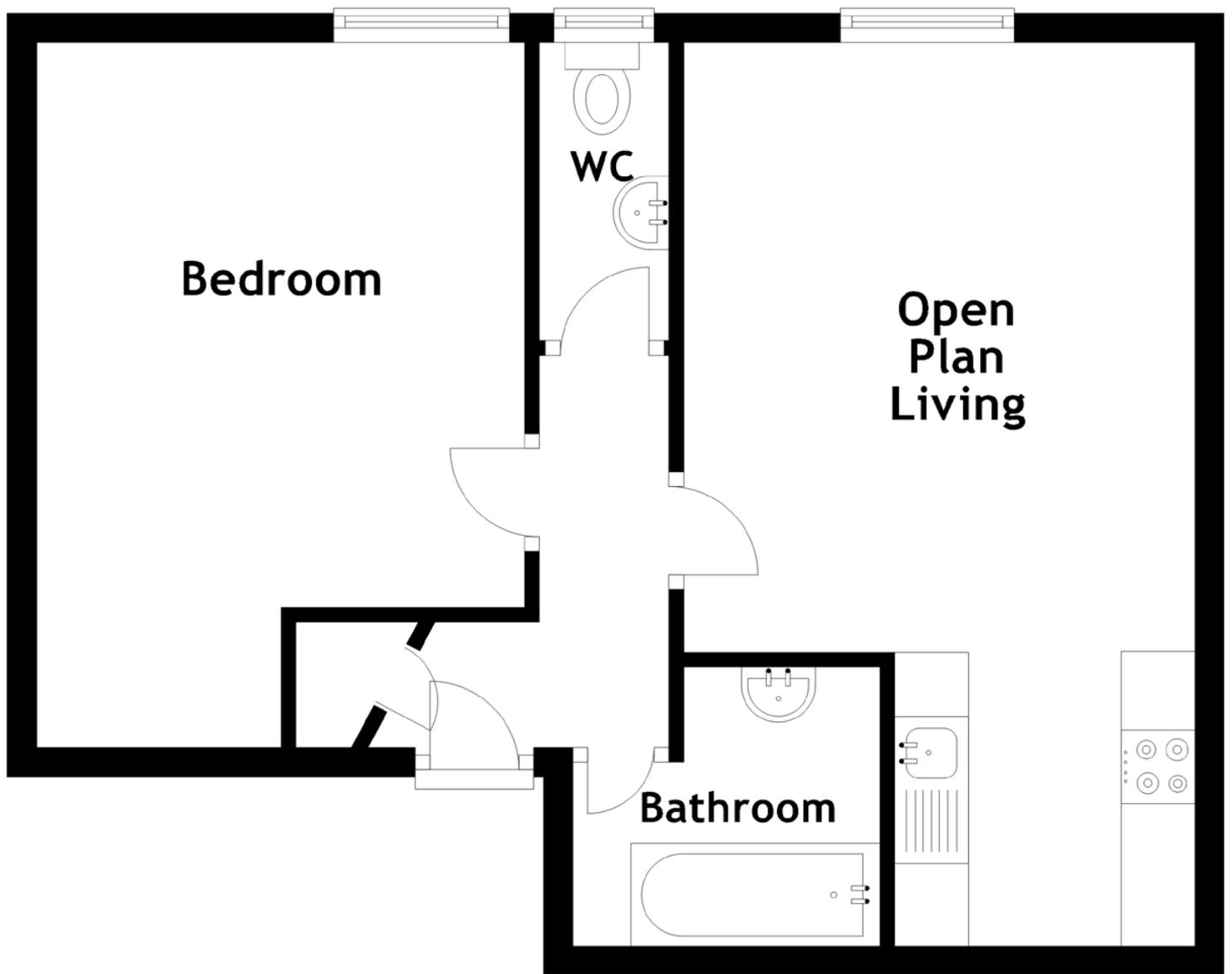
The well-proportioned double bedroom is bright and neutrally decorated. There is plenty of space for a full range of free-standing bedroom furniture.





There is a bathroom with partial tiling and a white suite with a shower over the bath. The internal accommodation is completed by a separate WC.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.15m (20'2") x 3.45m (11'4")
Bedroom	4.80m (15'9") x 3.29m (10'10")
Bathroom	2.07m (6'10") x 1.90m (6'3")
WC	2.03m (6'8") x 0.88m (2'10")

Gross internal floor area (m²): 40m²

EPC Rating: C



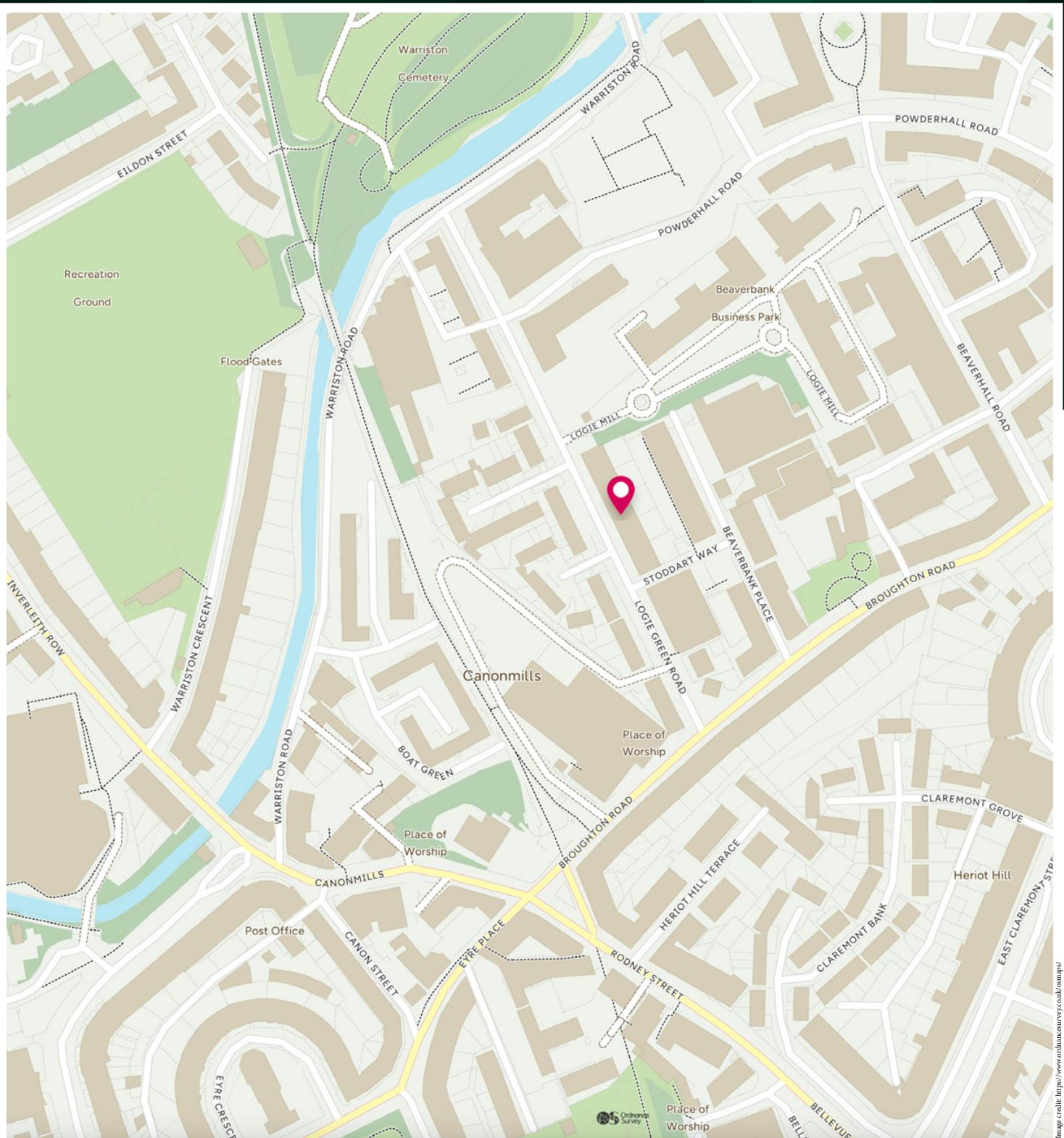
To the rear, the property also enjoys access to a communal garden. This is a fantastic property in a superb location, and early viewing is highly recommended.





Canonmills lies on the edge of Edinburgh's historic New Town, a UNESCO World Heritage Site. This charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre and the Omni Centre. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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