



4 Hughes Close
CANONMILLS | EDINBURGH | EH7 4FU


warners
solicitors & estate agents





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Warners are delighted to bring to the market this beautifully presented five-bedroom, four-bathroom main-door triplex apartment, arranged over three floors of an attractive, contemporary development in desirable Canonmills.

The showpiece of this property is the second-floor living area which offers a modern and stylish open-plan kitchen, living and dining area leading to two private balconies which face East and West. The kitchen is neatly fitted to one wall and comprises contemporary cabinetry, Silestone worktops, and splashback panels. The balconies provide views to the city center and the Water of Leith allowing for a relaxing environment whilst the large patio doors to both balconies allow an abundance of natural light to flow through the living space.

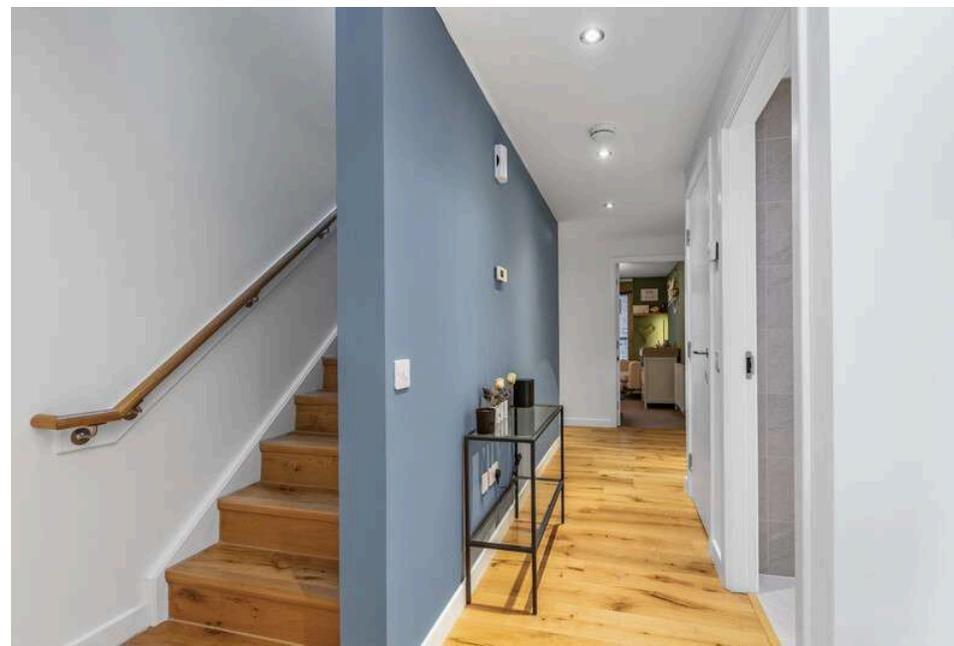
As well as the principal bedroom with an en-suite shower room on the first floor, the property benefits from four additional bedrooms. Three of the bedrooms accommodate built-in wardrobes and two of those boast their own en-suite shower rooms. The remaining bedroom offers potential to be utilised as a home office, ideal for those requiring a quiet space to work or study from home.

The home offers ample storage with built-in cupboards in the hallway, plus a spacious utility/laundry room on the ground floor. The property benefits from a centralised heating system and modern double glazing. There is a private parking space in a locked underground car park, bike storage, and communal garden access.

Externally, the development is set within beautifully landscaped shared garden grounds with neatly lawned areas, paved and gravelled sections, and raised planters. The home comes with its own allocated parking space in an underground car park, as well as access to a communal EV charger.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Stunning view from East and West facing terraces, with city & Water of Leith views
- Light, open-plan kitchen, living and dining room with two terraces
- Welcoming entrance hall with built-in storage
- Separate utility/laundry room
- Principal bedroom with en-suite shower room
- Two further bedrooms with built-in wardrobes and en-suite shower rooms
- Two additional, flexible bedrooms
- Stylish family bathroom with shower-over-bath
- Access to beautifully landscaped shared gardens
- Allocated private parking space in a secure underground car park, with communal EV charger

Extras: Integrated kitchen appliances comprising an oven, a combination steam oven / microwave, an induction hob, an extractor hood, a fridge / freezer, and a dishwasher will be included in the sale.



Canonmills, just a short walk from the commercial heart of Edinburgh offers all the convenience of City Centre living combined with the benefits of good local amenities. Local shops and supermarkets provide for everyday needs and there is an array of high quality restaurants and bars in the surrounding area. Schools in the area provide education from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to Waverley Railway Station and St Andrews Square bus station. For recreation, there are the delightful open spaces of the Royal Botanic Gardens and Inverleith Park nearby.







TOTAL FLOOR AREA: 147.0 sq.m. (1582 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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