



16/11 Powderhall Road
CANONMILLS | EDINBURGH | EH7 4GB


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solicitors & estate agents



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Set on a quiet street surrounded by manicured communal grounds, ample resident's parking and within easy reach of the city centre is this spacious top floor dual aspect apartment. Boasting a private balcony, loft space, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, bright bay windowed dual aspect lounge with access to the balcony, a contemporary kitchen with attractive units and generous dining space, master bedroom with built-in wardrobes and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish main bathroom with three piece suite.

- Tranquil, yet well-connected location
- Modern apartment with manicured communal grounds
- Ample resident's parking
- Private balcony
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Two bathrooms
- Gas Central Heating & Double Glazing

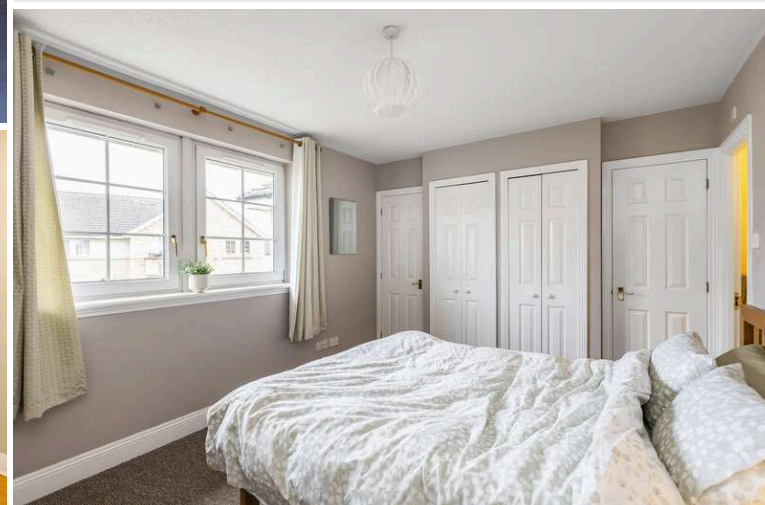
EPC rating C

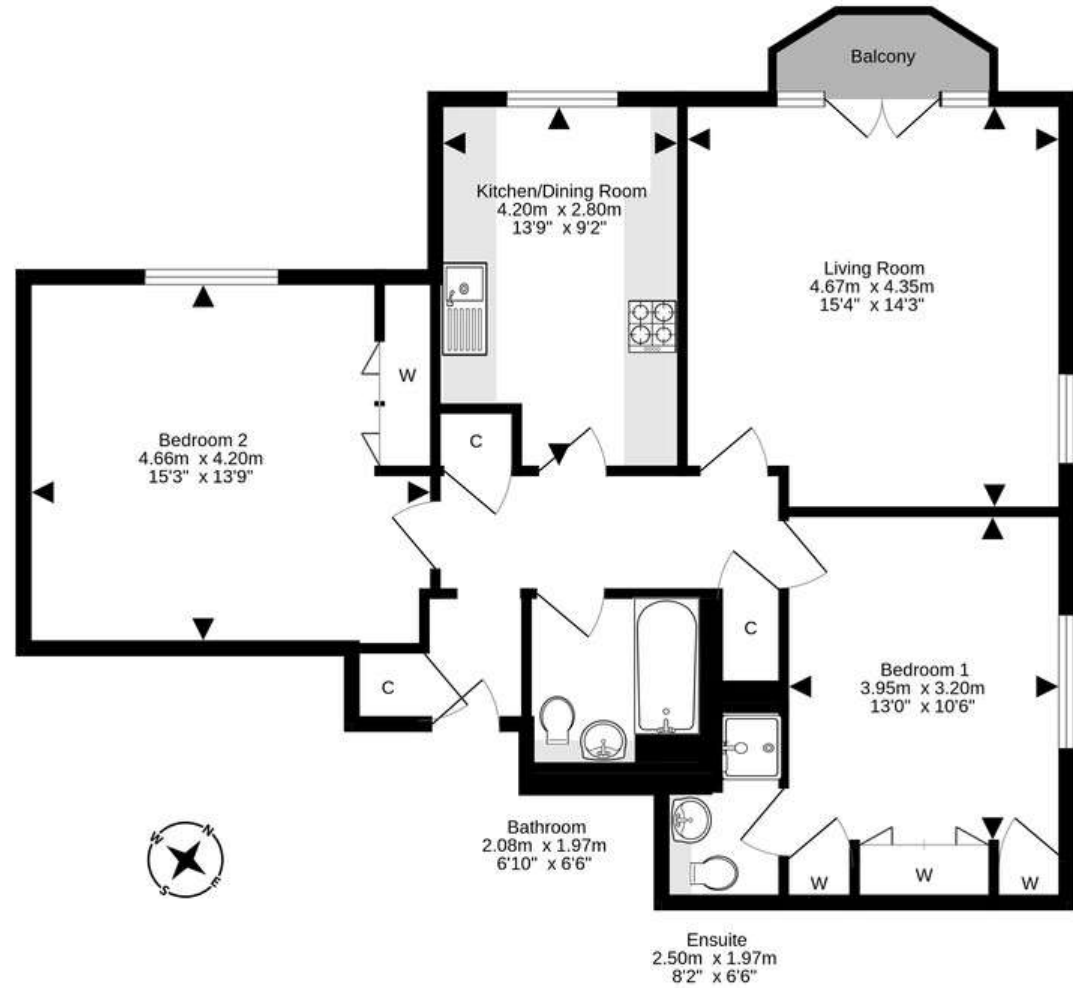
Extras included in the sale : washing machine, dishwasher, fridge, freezer, curtains and the blinds

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



Canonmills, just a short walk from the New town offers all the convenience of City Centre living nestled along the banks of the Water of Leith. The city centre is conveniently close with excellent local shops and supermarkets which provide for everyday needs. There is a wide array of high quality restaurants, artisan coffee shops and bars in the surrounding area. Sought after 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 the trams and Waverley Railway Station and St Andrews Square bus station. For recreation, there are the delightful open green spaces of the Royal Botanic Gardens and Inverleith Park nearby.





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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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com
espc