6/11 Powderhall Rigg,
Edinburgh, EH7 4GA



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Providing beautifully presented, bright and spacious accommodation is this most attractive second floor flat. Forming part of a modern development edging the impressive Water of Leith, the building has a secure entrance, lift access and underground car parking with permits available.

The flat has gas central heating (new boiler installed 2023 with Hive controls) and double glazed windows and would make a fantastic home in a quiet yet central location.

The accommodation includes an entrance hallway with three storage cupboards and there is a large lounge with two windows to the rear and ample space for both living and dining room furniture. The dining kitchen has a window to the rear and has been fitted with a range of base and wall units with oven, hob, hood, dishwasher, fridge/freezer and washing machine to remain. The master bedroom has a double wardrobe and an en suite shower room with double shower compartment. There is a further double bedroom with double wardrobe and completing the accommodation is the bathroom with three piece white suite with corner bath with shower attachment.

Externally the property forms part of a larger development with well-tended shared grounds and access to many walks along the Water of Leith.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas and stair cleaning. The current factor is Charles White with a monthly payment of approximately £150.

Early viewing of this lovely home is essential to fully appreciate the well-presented, spacious accommodation on offer.

AreaDescription

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.











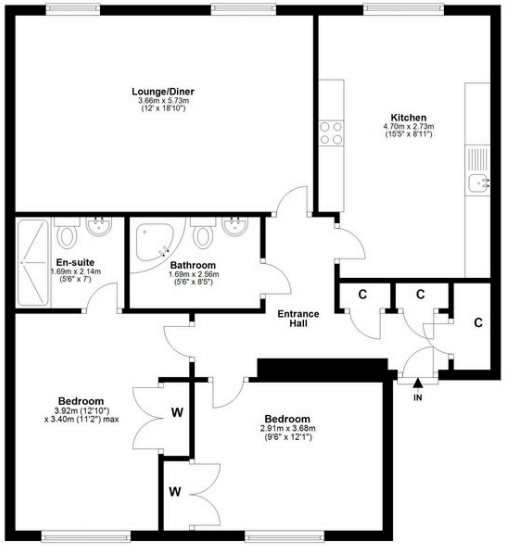








Second Floor



Total area: approx. 87.3 sq. metres (940.1 sq. feet)

6/11 Powderhall Rigg, Edinburgh

Accommodation

Lounge/Diner:	5.7m x 3.66m (18'8" x 12')
Kitchen:	4.72m x 2.72m (15'6" x 8'11")
Master Bedroom:	3.9m x 3.53m (12'10" x 11'7")
En-Suite:	1.68m x 2.13m (5'6" x 7')
Bedroom 2:	3.68m x 2.9m (12'1" x 9'6")
Bathroom:	2.57m x 1.68m (8'5" x 5'6")

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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