



SIMPSON & MARWICK

Apartment 3, 1 Canonmills Bridge

Canonmills, EH3 5LF

simpsonmarwick.com
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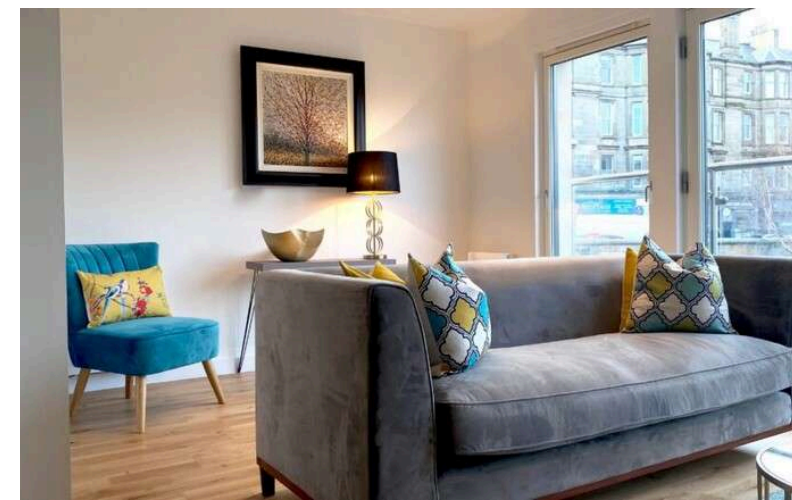
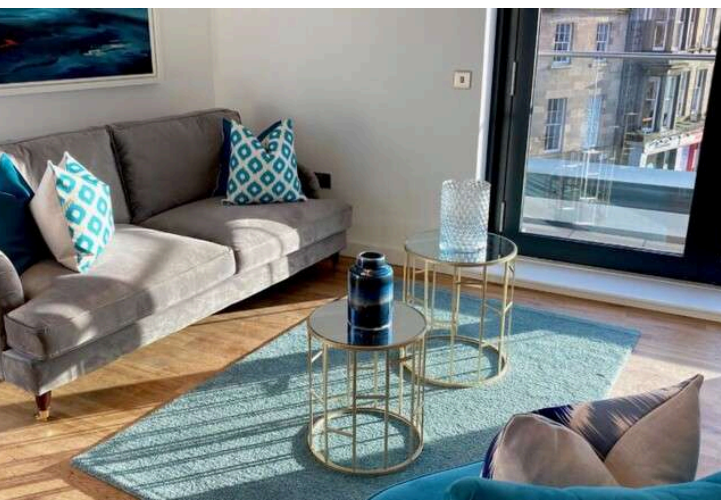
- Sought after central location
- Fantastic views over Water of Leith
- High quality fixtures and fittings
- Spacious and bright open plan living area
- Principal bedroom with ensuite shower room
- Double bedroom 2
- Bathroom
- Good storage
- Gas central heating and double glazing
- Permit parking

Description

The Bridge is a bespoke, new build development of only 6 apartments and 3 townhouses all finished to an exceptionally high specification including fittings by brands such as Kitchen International, Duravit and Hansgrohe. There are also a mix of 2 and 3 bedroom apartments, all with open plan living, kitchen and dining rooms, well-proportioned double bedrooms with fitted wardrobes – all master bedrooms also come with en-suite bathrooms, and some apartments also have balconies. Apartment 3 enjoys a delightful outlook over the Water of Leith. A private parking space may be available by separate negotiation.

Further details are available on the Dunedin House Properties website - www.dunedinhouseproperties.co.uk/the-bridge-canonmills/

All images are of the show apartment or Townhouse.



Location

Inverleith is an affluent and established residential district lying approximately 1.5 miles to the north of the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park. There are good local amenities at Goldenacre and The Royal Botanic Gardens are also close by, as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. There are regular bus services to and from the city centre and surrounds.

Fixtures and Fittings

All fitted floor coverings, light fittings and kitchen appliances are included in the sale price.

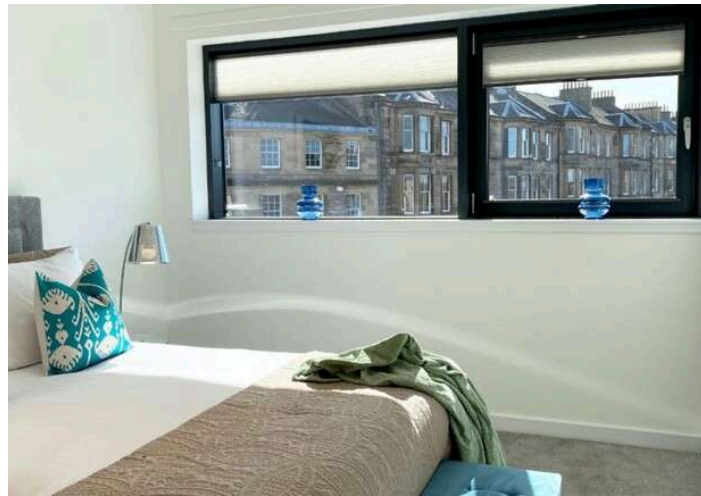
Management

A factor will be appointed to cover maintenance of communal areas and building insurance.

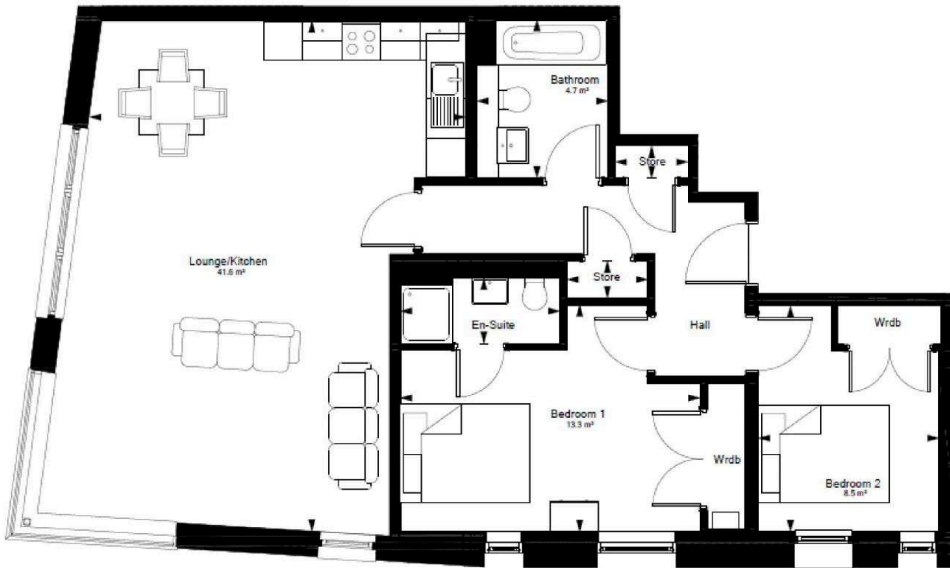
EPC Rating Unknown

Home Report

A Home Report will be available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



APARTMENT THREE



933 sqft

Lounge/Kitchen	7850 x 5800mm
Bedroom 1	4610 x 3490mm
En-suite	2460 x 1000mm
Bedroom 2	3480 x 2780mm
Bathroom	2440 x 2030mm

