NEILSONS

Solicitors & Estate Agents



Fixed Price

£400,000

2 Logie Green Gardens

Cannonmills | Edinburgh | EH7 4HE

Neilsons are delighted to offer to market this spacious end terraced villa with private garden and double driveway, pleasantly situated in a quiet cul-de-sac setting in a superb location within walking distance of the city centre and fantastic local amenities.

- 3 Bedroom
- 1 Public room
- 1 Bathroom
  WC
- Private garden
- Double driveway
- EPC Band - D
- Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with downstairs WC and built-in storage cupboard, bright and airy bay-windowed reception room/ dining room with wood burner, stylish fitted kitchen with understair storage and door providing direct access to the private rear garden, well proportioned downstairs bedroom with fitted cupboard, two further good sized double bedrooms upstairs together with a modern bathroom with three-piece suite and shower over bath. Further benefits include attic storage, gas central heating & double glazing.





Extras

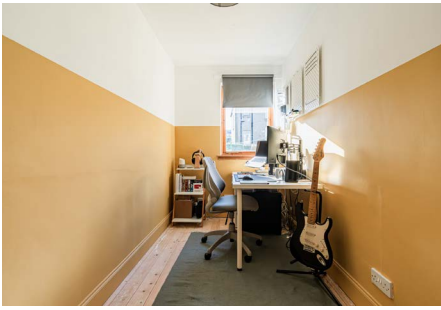
All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge/freezer and dishwasher.

Gardens and Driveway

To the front of the property lies a double driveway providing off-street parking. The well maintained private garden to rear is fully enclosed and is mainly laid to lawn.

Viewing

By appointment through Neilsons 0131 625 2222.









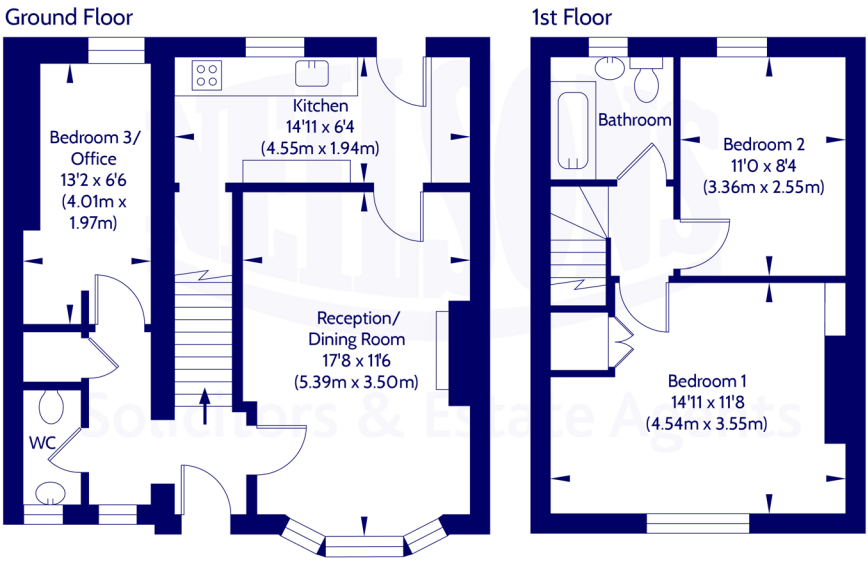
Location

Logie Green Gardens enjoys a quiet cul-de-sac setting in the fashionable Canonmills district of the city, located on the edge of Edinburgh's historic New Town. The property is well positioned for access to many local amenities including a Tesco and Lidl supermarket and a good selection of popular coffee shops, bars and restaurants. The vibrant Stockbridge district is within comfortable walking distance and provides an extensive choice of retailers, restaurants and bistros together with a wide range of services. There is an excellent choice of delightful green spaces to enjoy nearby including the spectacular Royal Botanic Gardens, Water of Leith Walkway and Inverleith Park. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city, with Waverley Train Station located approximately one mile away.





Approx. Gross Internal Floor Area 80 Sq M / 858 SqFt.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

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