

**5/20 Powderhall Brae
Edinburgh EH7 4GE**

Offers over £425,000

- Impressive three bedroom penthouse
- Two private balconies with uninterrupted views
- Three bedrooms - Two en-suite
- Lounge and dining kitchen with balcony access
- Family bathroom with three piece suite and shower
- Gas central heating
- Double glazing
- Two residents parking permits
- Communal landscape grounds

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £1470



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EPC C



Impressive three bed Penthouse Flat

5/20 Powderhall Brae is an impressive three-bedroom penthouse offering spacious and well-proportioned accommodation within a peaceful modern development in the popular Canonmills area. The property further benefits from two private balconies accessed from the kitchen and lounge, offering uninterrupted views over the city skyline to the east and west. With its generous accommodation, excellent storage and convenient location, the property presents an excellent opportunity for a wide range of buyers seeking a comfortable and well-appointed home close to a wealth of local amenities.

The property is accessed via a shared entrance door leading to a well-maintained communal stairwell, with lift service and a secure entry phone system.

A welcoming entrance vestibule provides access to the accommodation and leads through to the hallway, which benefits from two useful storage cupboards. Bright and spacious, the sitting room offers ample space for a range of furniture and enjoys direct access to a private balcony, providing a peaceful outlook. Fitted with a range of wall and base-mounted units, the dining kitchen is well-appointed and complemented by integrated appliances including a gas hob, extractor hood, oven, fridge freezer and dishwasher. The pantry provides additional storage, while a separate utility room offers further storage and convenience. Direct access to the balcony creates an ideal space for al fresco dining and entertaining, perfect for enjoying time with family and friends. There are three well-proportioned bedrooms, each benefiting from excellent storage. Two of the bedrooms further benefit from en-suite shower rooms comprising a walk-in shower, wash hand basin and WC, with heated towel rails. An additional box room complements the second bedroom, providing a flexible space that could work well as a home office, dressing room or for extra storage. The third bedroom is equally versatile, lending itself well to guest accommodation, a dedicated workspace or an additional living area. The third bedroom is equally versatile, lending itself well to guest accommodation, a dedicated workspace or an additional living area. Completing the accommodation is a well-presented bathroom comprising a shower over bath, wash hand basin and WC, with heated towel rail. The property further benefits from gas central heating and double glazing throughout, ensuring a comfortable home. Please note that no warranty is given in respect of the systems.

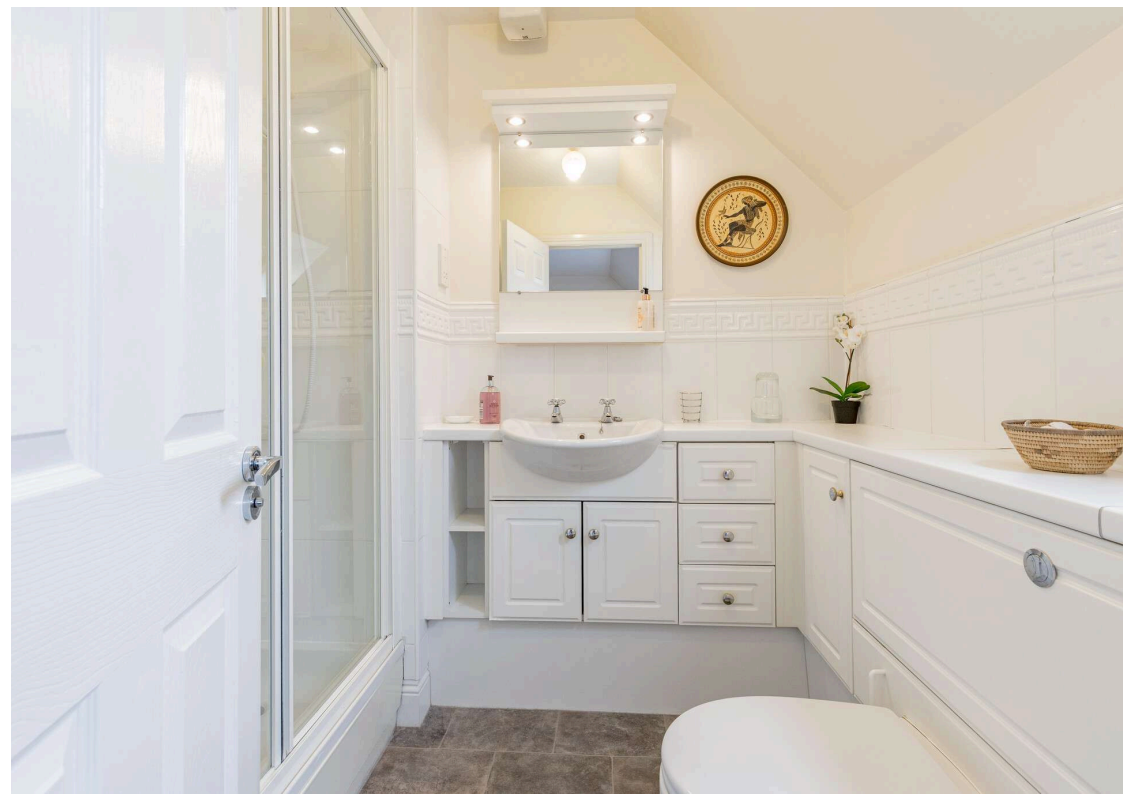
The property is factored by Charles White factors with an annual fee of £1470 covering buildings insurance and maintenance of the communal areas.

Externally the property benefits from two residents parking permits and well kept, landscaped communal grounds.

Situated in the popular Canonmills district, just northeast of Edinburgh city centre, the property benefits from excellent local amenities and easy access to the city centre. Tesco, Broughton Street and Leith Walk are all within easy reach, while the St James Quarter and Omni Centre offer an extensive range of shopping, dining and leisure facilities. The area is also well served by green spaces, including the Royal Botanic Garden, Inverleith Park, Warriston Playing Fields and the Water of Leith Walkway, with a pedestrian footbridge providing direct access to St Mark's Park. The property falls within the catchment areas for Broughton Primary School and Drummond Community High School, with private schooling options nearby including The Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools.

Viewing By appointment 0131 337 1800

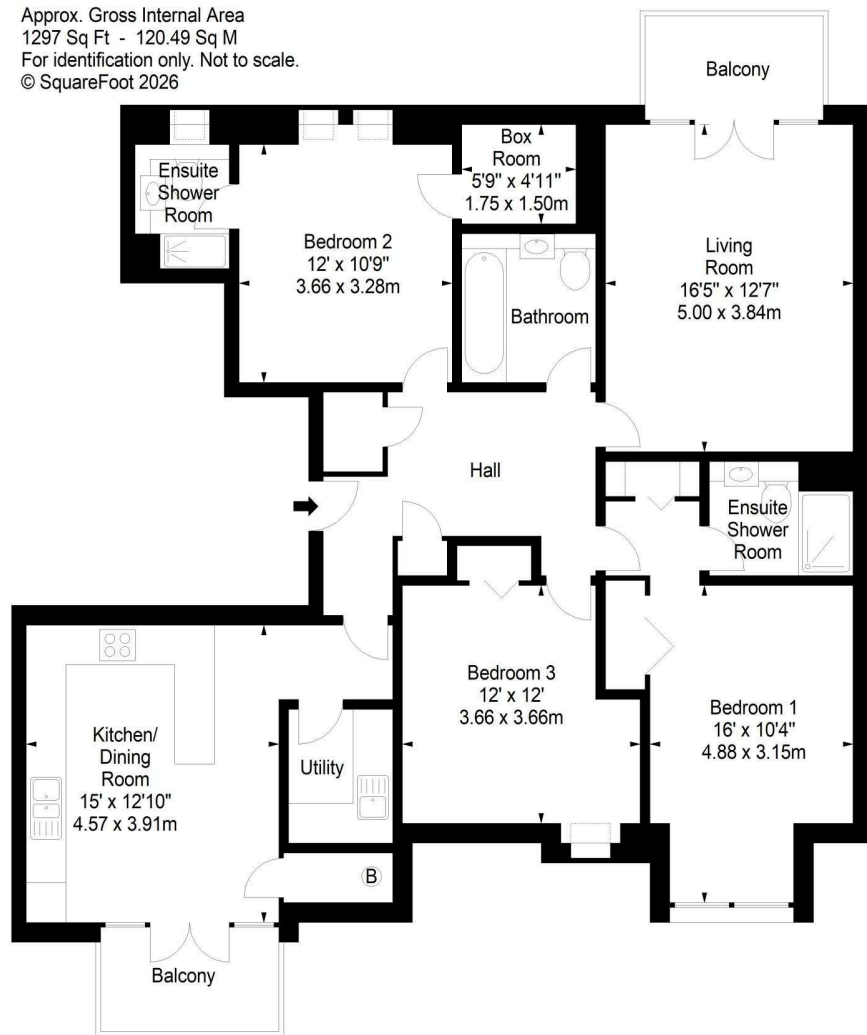




**Powderhall Brae,
Edinburgh,
Midlothian, EH7 4GE**



Approx. Gross Internal Area
1297 Sq Ft - 120.49 Sq M
For identification only. Not to scale.
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Fifth Floor



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