



# 16/4 BOAT GREEN

CANONMILLS, EDINBURGH, EH3 5LN



1 PUBLIC



1 BED



1 BATH

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# 16/4

## BOAT GREEN

This one-bedroom first-floor flat will no doubt appeal to professionals and investors, set within a quiet modern development with residents' parking, within walking distance of the city centre, scenic park spaces, and the charming urban village of Stockbridge. In addition to a double bedroom with storage, the neutrally presented interiors include a bright bathroom with a shower-over-bath and an open-plan reception area and kitchen benefiting from a southwest-facing aspect.

### Features

- Quiet central development
- Close to amenities and open green spaces
- Modern first-floor flat with neutral décor
- Secure entry system
- Entrance hall with storage
- Sunny open-plan living/dining room and kitchen
- One double bedroom with fitted mirrored wardrobes
- Bathroom with shower-over-bath
- Residents' permit parking
- Gas central heating and single glazing



EPC Rating - C

Home Report Value - £175,000

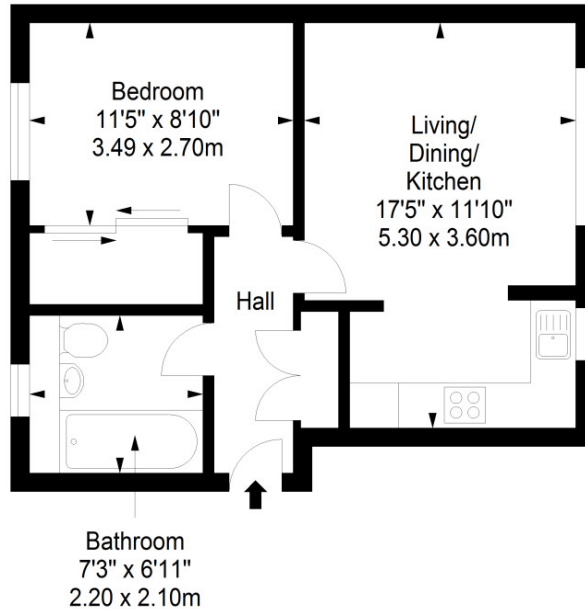
For up to date price & viewing information contact VMH Property or visit us online.



All fitted floor and window coverings, light fittings and kitchen appliances (oven, hob, extractor, washing machine and fridge/freezer) included within the sale.

## First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 41.3 sq. metres (444.6 sq. feet)



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CHARTERED FIRM

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