



boyd property

21-6, Boat Green
EDINBURGH | EH3 5LW

21-6, Boat Green

EDINBURGH | EH3 5LW

Description

Boyd Property are delighted to present to the market this bright 1-bedroom first floor flat, which enjoys a quiet and peaceful position within a well-established modern courtyard development in the heart of the high amenity area of Canonmills. The accommodation briefly comprises a welcoming entrance hallway with storage cupboard, an open plan dual aspect lounge/dining room/kitchen with dedicated spaces for relaxing and entertaining. The kitchen area is fitted with a good selection of modern base and wall mounted units with complimentary worktop surfaces. The light and airy double bedroom provides a tranquil retreat and comes complete with fitted wardrobes and the contemporary bathroom is fitted with a white three-piece suite with glass screen and electric shower over the bath. The property benefits from gas central heating, good storage facilities and a secure entry phone system. The block is set in generous and well-maintained, landscaped, communal garden grounds, incorporating areas of lawn and mature shrub borders. There is ample permit on-street parking, with pay and display parking locally. This property will appeal to a variety of buyers such as a first-time buyer, professional couple, or a buy-to-let investor. Alternatively, it will make a perfect investment holiday home or city pied-a-terre.

Factoring

There is a factoring fee of approximately £50 per month for maintenance of landscaped shared gardens, general maintenance & cleaning of communal areas and block building insurance.

Location

Canonmills is a sought-after area to the north of the City Centre, situated between the historic, picturesque streets of the New Town and the leafy surroundings of Inverleith Park. There are excellent local amenities including shops, a post office and cafes. Tesco supermarket is located nearby. The bars and restaurants of Stockbridge and Broughton Street are within easy reach, as are the renowned shopping areas of Princes Street, St James Quarter and George Street. Footpaths and cycleways including the Water of Leith Walkway that leads to the vast open spaces of Inverleith Park and the Royal Botanic Gardens. There is easy access to the A1 and A902, City Bypass, M8/M9, Edinburgh Airport and Queensferry Crossing.

Extras

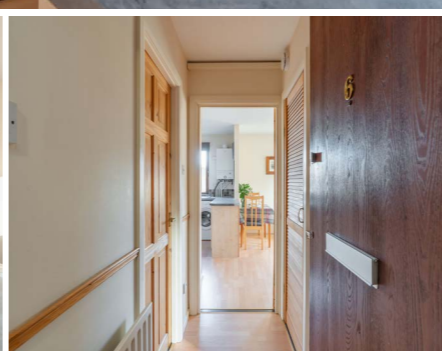
All fitted floor coverings and the free-standing fridge freezer, cooker and washing machine in the kitchen. It should be noted that other items of furniture may be available by separate negotiation.

Price & Viewing

For price and viewing information contact Agents.



“ A bright, spacious 1-bedroom first floor flat, which enjoys a quiet and peaceful position within a well-established modern courtyard development in the heart of the high amenity area of Canonmills. ”



Features

- Entrance hallway
- Lounge/dining room/kitchen
- Double bedroom
- Bathroom with shower
- Gas central heating
- Good storage facilities
- Entry phone security system
- Well-maintained, landscaped, communal garden grounds
- Permit on-street parking

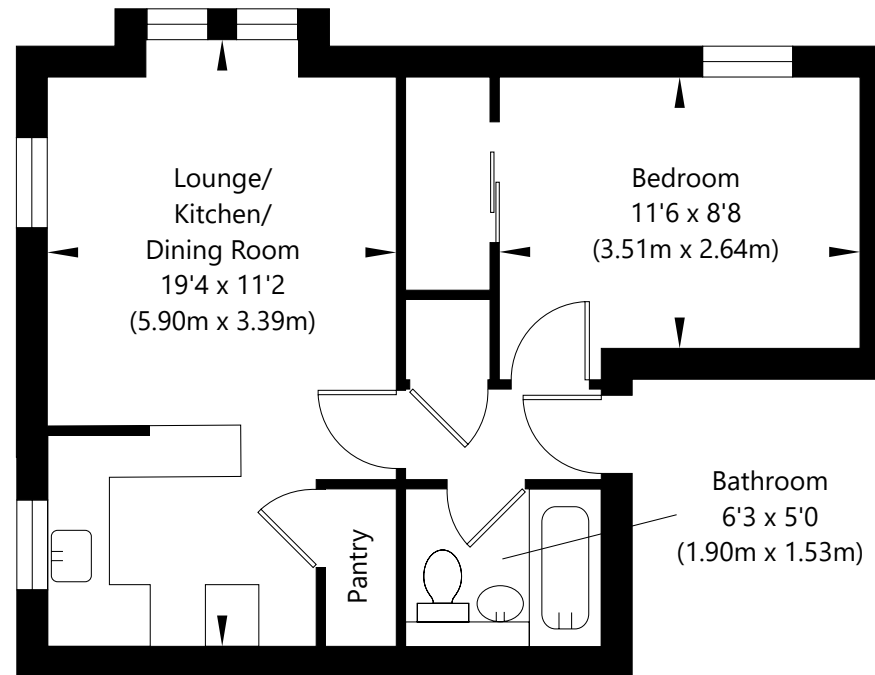


First Floor

Approx. Internal Area 36.99 Sq M / 398 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2023



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

| Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.