



Canonmills

FLAT 10, 14 BOAT GREEN, CANONMILLS, EDINBURGH, EH3 5LN



A beautifully presented, two bedroom, third floor flat set within a tranquil riverside development in Canonmills with open, leafy views to Edinburgh Castle and beyond





Description

The property is a sunny third floor flat situated in a well-maintained complex in a central location.

- Entrance hall with storage cupboard
- Spacious Sitting Room
- Modern fitted kitchen with pantry area
- Principal double bedroom with recessed wardrobes
- Second double bedroom
- Family bathroom with shower over bath
- The property benefits from recently upgraded double glazing and gas central heating throughout and a private attic offering excellent storage
- Two car parking space permits for residents car park

Location

Boat Green is a smart residential development in the vibrant and fashionable area of Canonmills, in the heart of Edinburgh. The property is enviably located, with an array of local delis, bars, boutiques and eateries, as well as a large Tesco Superstore and a Waitrose in Stockbridge. The chic boutiques of Stockbridge with its array of traditional bars and tempting restaurants are also nearby, and the more comprehensive amenities of Edinburgh City Centre are a short walk up the hill where you will find an impressive range of further leisure and entertainment options, museums, places of historical interest and galleries. The nearby prestigious St James Quarter is well worth a visit as are the beautiful open spaces of the Botanics, Inverleith Park and King George V Park for those seeking an escape from city life. The property is well served by the North Edinburgh Cycle Network, passing directly by the development, offering leafy, traffic-free walking and cycling routes around Edinburgh. The area benefits from marvelous transport links, regular bus services to the city centre and beyond, the tram terminus at York Place, Waverley rail station and St Andrew Square bus station are all within walking distance and offer quick links across town, to Edinburgh International Airport and throughout the Scottish rail network. Schooling is well represented within the locality at all levels.

Extras

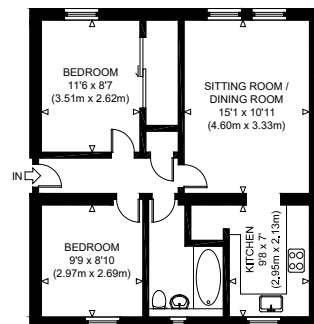
Curtains, curtain poles, carpets, dishwasher, cooker and hob are included in the sale. Fridge freezer and washing machine available by separate negotiation.

Council Tax

Band D

Viewing

By appointment with selling agent.
Telephone : 0131 467 7550



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 604 SQ FT / 56.2 SQ M

BOAT GREEN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 604 SQ FT / 56.2 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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