



13/1 Boat Green

Canonmills, Edinburgh, EH3 5LN



VMH ESTATE AGENTS



Bright & well presented ground floor flat in the popular Canonmills area

- Sitting room
- Modern kitchen
- 2 double bedrooms
- Bathroom with 3-piece suite
- Secure entryphone system
- Bright & well proportioned
- Freshly decorated for sale
- Residents' parking
- Excellent location close to amenities
- Ideal for first-time buyers & investors
- Gas central heating & double glazing

Offers Over:

£245,000



Further information can be found in the home report.



🏠 About the Property

Early viewing is highly recommended for this bright & spacious 2 bedroom ground floor flat in the popular Boat Green development in Canonmills.

The property is well-presented having been freshly decorated for sale and has been renovated to maximise space in the kitchen & bedrooms by altering cupboards. The kitchen has also been recently updated with stylish cabinets & appliances.

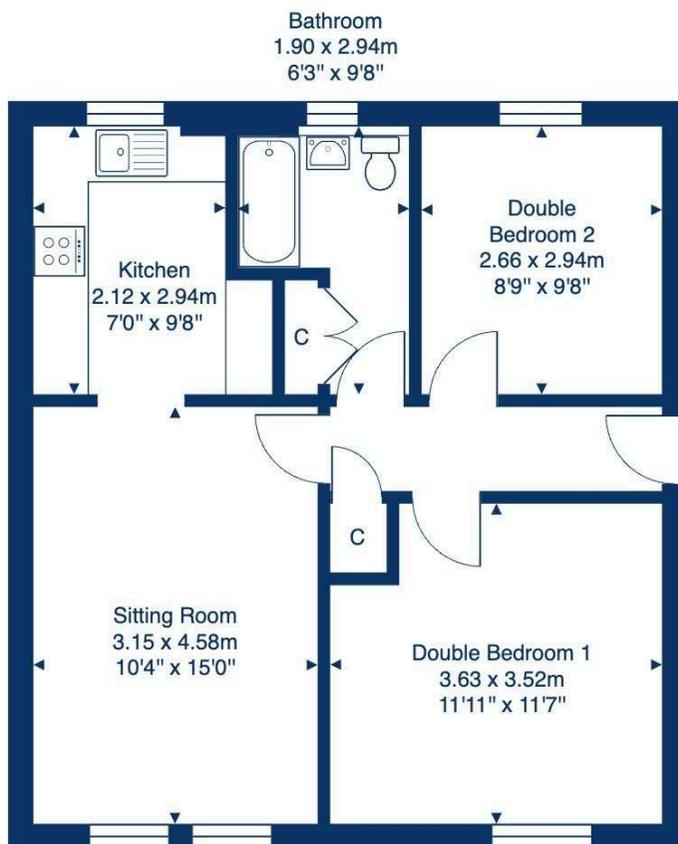
Further benefits include gas central heating & double glazing, good storage in the hallway, a secure entry phone system, residents' parking & well-maintained communal spaces.

⊕ Extras

To include fitted carpets, blinds, oven, hob, fridge/freezer, microwave, dishwasher & washer dryer.



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Ground Floor

Total Area: 53.4 m² ... 575 ft²

All measurements are approximate and for display purposes only.



Location

Canonmills is situated just to the north of the city centre, only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and St James Quarter. It offers all the convenience of city centre living combined with the benefit of good local amenities & high quality restaurants, bars & shops in the surrounding area, especially on nearby Broughton Street. Leisure facilities can be found at the nearby Omni, including a cinema & Nuffield Health Fitness & Wellbeing Gym. The Royal Botanic Gardens, Inverleith Park, King George V Park & Water of Leith walkway & cycle path are also within close proximity. Excellent bus services run to the city centre, and the tram terminus at York Place, Waverley rail station & St Andrews Square bus station are within walking distance.

Management

The development is factored by James Gibb at a current cost of £256 per quarter. This cost includes stair cleaning, maintenance of the communal green spaces and block buildings insurance.



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