

COULTERS©

19/6 BOAT GREEN

CANONMILLS, EDINBURGH, EH3 5LW

1 BED | 1 BATH | 1 PUBLIC







TAKE A LOOK INSIDE

Situated within a quiet and popular development in the sought-after area of Canonmills, this attractive first-floor flat offers comfortable accommodation in a convenient location. Ideally positioned for easy access to the city centre, local amenities and the green spaces of Inverleith Park and the Royal Botanic Garden, this property would make an ideal home for a range of buyers.

The heart of the home is the spacious open-plan kitchen, dining and sitting room, which benefits from a bright corner aspect allowing for an abundance of natural light throughout the day. The kitchen is fitted with a colourful tiled splashback, plenty of cupboard and worktop space, integrated oven, gas hob and extractor hood, as well as a free standing fridge freezer and washing machine.

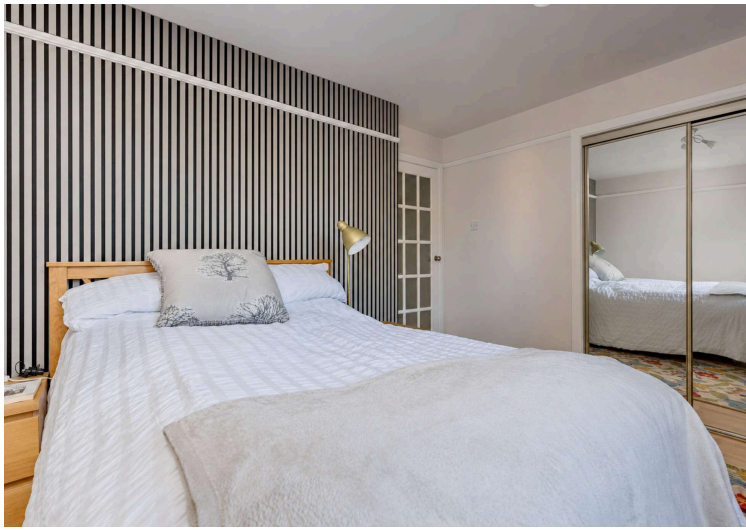
The property further comprises a well-proportioned double bedroom with a large built-in wardrobe providing excellent storage, alongside a contemporary bathroom which has been fully replaced in recent years. Additional storage is available via a cupboard off the hallway.

KEY FEATURES

- First floor flat in quiet development in Canonmills.
- Double bedroom with large built-in wardrobe.
- Two permits for private residents' parking.
- Well-maintained communal grounds.
- Supermarket, coffee shops & restaurants on the doorstep.
- Picturesque Water of Leith nearby.
- EPC Rating - C
- Council Tax Band - C







The property benefits from gas central heating and double glazed windows.

Externally, there are well-kept communal grounds surrounding the building. The property comes with two permits for private residents' parking, which is a particularly valuable feature in this area. A secure entry system provides access to the building.

The factor for the building is James Gibb and the cost is approximately £57 a month which includes buildings insurance.



THE LOCAL AREA

Canonmills is a vibrant area situated just to the north of Edinburgh's city centre, close to the majestic Royal Botanic Garden and the beautiful Water of Leith.

It is a popular location for young professionals and students due to its proximity to the city centre and hotspots such as Stockbridge and Inverleith which feature a range of trendy cafes, restaurants and independant shops. For larger shopping requirements, Canonmills also has a Tesco and Lidl, both just a short walk from the flat.

Although highly accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station and the tram link to Edinburgh International Airport.

EXTRAS

All light fittings, curtains, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £190,000

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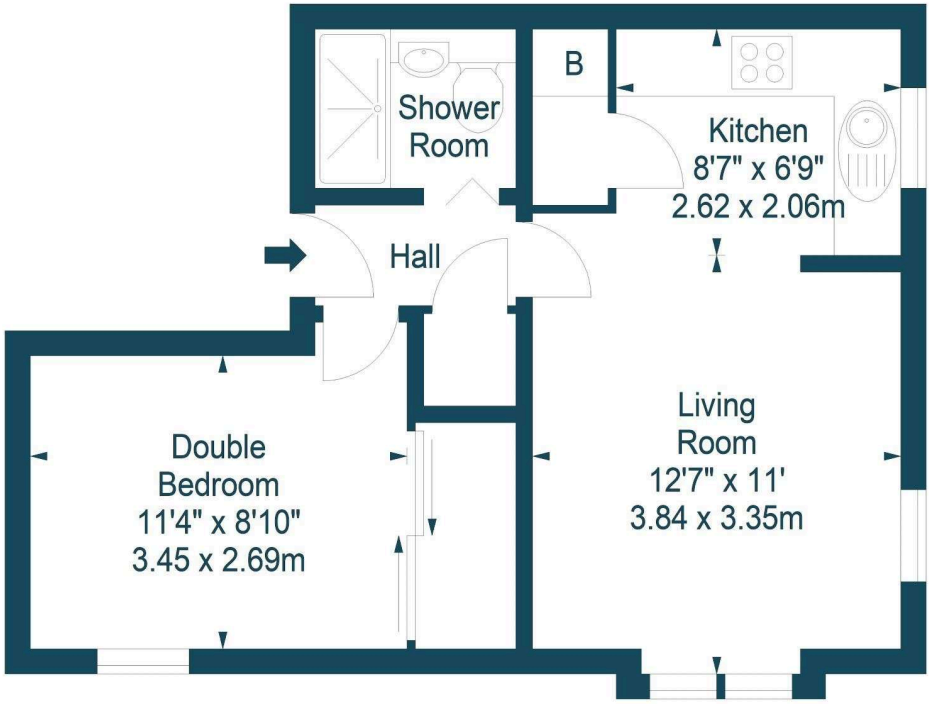
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Boat Green,
Edinburgh,
Midlothian, EH3 5LW

SquareFoot

Approx. Gross Internal Area
402 Sq Ft - 37.35 Sq M
For identification only. Not to scale.
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First Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.