



16/3 Boat Green

Canonmills, Edinburgh, EH3 5LN

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Forming part of a popular modern development in sought-after Canonmills, this one-bedroom first-floor city flat has a desirable position in the capital. It is close to fantastic amenities, regular transport links, and public parks; furthermore, it is also just a brisk walk from the heart of the city centre. The home is brought to market in move-in condition too, offering bright and airy accommodation that is attractively decorated in neutral hues. It comes complete with open-plan living, a quality kitchen and bathroom, and private residents' parking – perfect for city professionals, couples, and first-time buyers alike.

Accessed via a secure telephone-entry system and a shared stairwell, the flat's front door opens into a welcoming entrance hall which offers a lovely introduction to the home and a double-door cupboard for cloak storage. On the left is the open-plan kitchen, living and dining room, which has a spacious footprint that is bathed in a flood of natural light from southwest-facing windows. This reception area has the additional benefit of wood-textured flooring and light decoration – an appealing theme of décor, which continues throughout most of the home. Arranged in an L-shape, the kitchen area is set to the side of the room, adding to the style of the space. It has an attractive monochrome colour palette, and is fitted with modern white cabinets, complimentary worktops, and on-trend splashback tiles. It comes with an integrated oven, gas hob, and fridge/freezer, as well as an undercounter washing machine.

Features

- First-floor flat in move-in condition
- Part of a popular modern development
- Situated in sought-after Canonmills
- Attractive neutral décor throughout
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- Quality kitchen with monochrome finish
- Double bedroom with built-in wardrobe
- Modern three-piece bathroom
- Well-kept shared garden grounds
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C





“First-floor flat in move-in condition, part of a popular modern development with an open-plan kitchen/living/dining room”







The double bedroom is next door. It echoes the styling of the living area, enhancing a calm and airy ambience, and it is equipped with a built-in mirrored wardrobe for added convenience. Finishing the home is a modern three-piece bathroom, enveloped in chic wet walling. It features a hidden-cistern toilet, a half-pedestal washbasin, a towel radiator, and a P-shaped bath with an overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the development provides private residents' parking and well-kept communal garden grounds.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, and a washing machine to be included in the sale.

Canonmills, Edinburgh

On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.

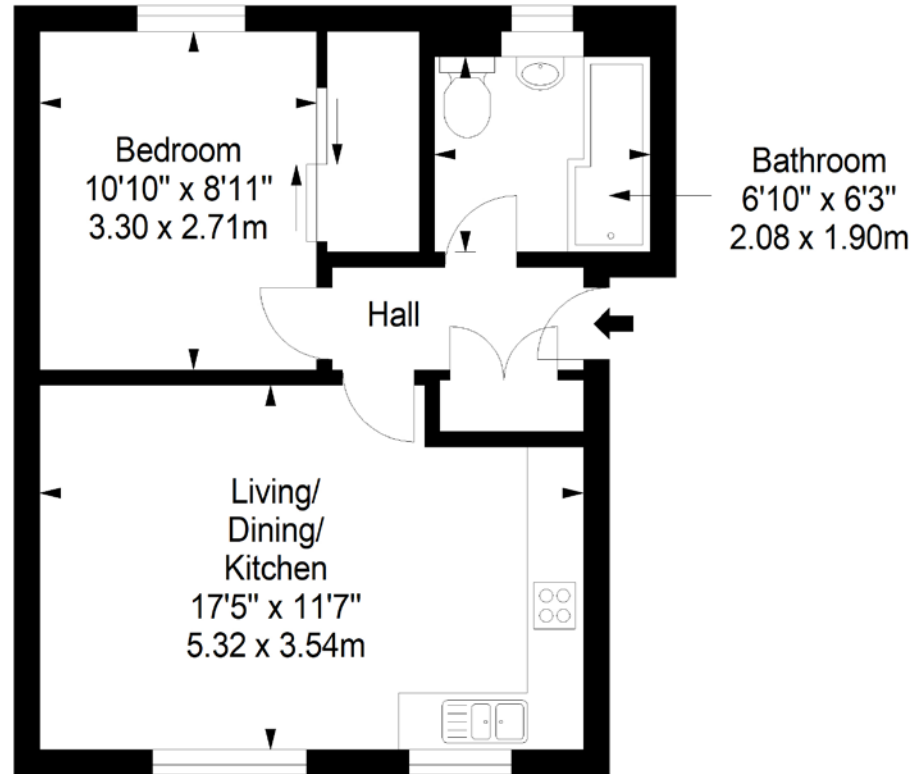
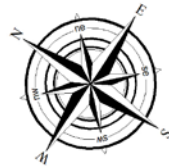




Floorplan

First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 38.1 sq. metres (410.1 sq. feet)

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