

# 19/9 Boat Green

CANNONMILLS, EDINBURGH, EH3 5LW



*SPACIOUS ONE BEDROOM FLAT IN EDINBURGH'S  
SOUGHT AFTER AND CENTRAL CANONMILLS AREA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

McEwan Fraser Legal is delighted to present this Spacious one-bedroom flat in Canonmills which is just a short stroll up the the hill to Edinburgh City Centre and is situated on the water of Leith.

Inside, the property comprises of a fully equipped kitchen in the open-plan living/dining area. The kitchen is fitted with free-standing white goods and the living area offers various possibilities for furniture arrangements. The flat benefits from one well-proportioned double bedroom with integrated wardrobes yet offers additional possibilities for free-standing furniture if required. The property has one main three-piece bathroom suite with a shower over the bath.

In addition to this the property benefits from residents parking where there are two permits for the parking. In addition, you could apply for a resident permit for the on-street parking which is monitored by Edinburgh council. The flat has mains gas heating and is cosy and cost-effective and would be an excellent first-time buy or buy-to-let investment.

---



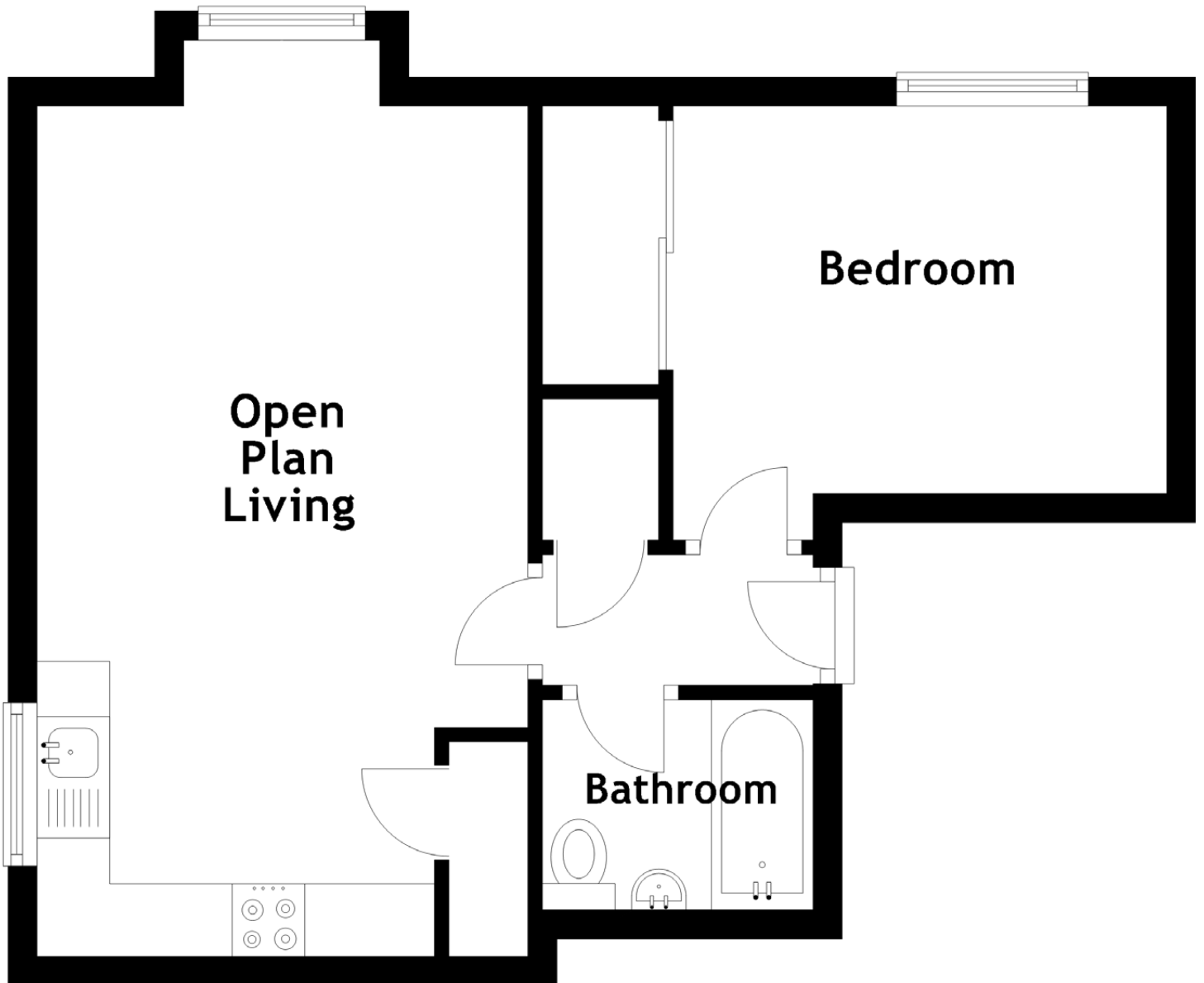




**The Bedroom**







#### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.85m (19'2") x 3.38m (11'1")
Bedroom	3.40m (11'2") x 2.67m (8'9")
Bathroom	1.86m (6'1") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 37m<sup>2</sup>

EPC Rating: C



ROYAL BOTANICAL GARDENS

Canonmills is an extremely popular and sought-after area lying to the north of the city centre. Within the immediate vicinity there are a wide range of local shopping, transport, recreational and educational facilities.

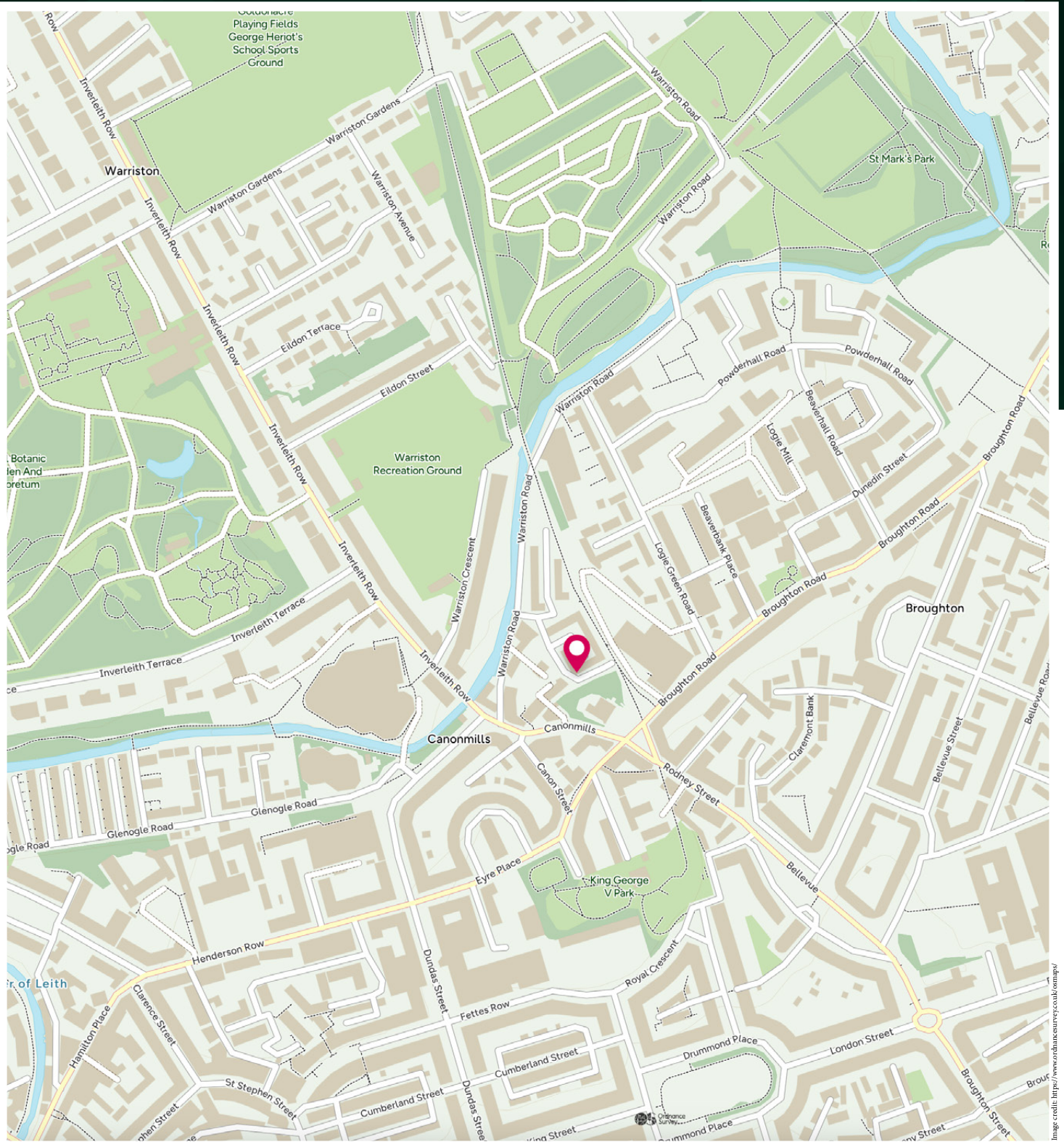
Local shopping can be found within the immediate vicinity for all your daily requirements but for those whose needs are great a Tesco's supermarket can be found on Broughton Road. For a greater range of specialised shopping, the city centre as previously mentioned is within walking distance.

The city centre is where Edinburgh's formal entertainment facilities are highly concentrated and here there are theatres, cinemas, many restaurants and bars, indoor sports facilities and health clubs.

Canonmills is within walking distance of the city centre although an excellent bus service runs minutes from the property and a five-minute bus journey will take you there.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



**THE SUNDAY TIMES**  
**THE TIMES**



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.