



8/3 Boat Green
CANONMILLS | EDINBURGH | EH3 5LL


warners
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PERMIT HOLDERS ONLY



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Forming part of an established and well-regarded development in the highly sought-after Canonmills district, this delightful two-bedroom first-floor flat presents an outstanding opportunity for city professionals, first-time buyers, or investors alike. With an excellent range of local amenities right on the doorstep and easy access to the city centre, the property combines convenience with comfortable, low-maintenance living.

The accommodation is well proportioned and thoughtfully arranged, comprising a bright and spacious living room offering ample space for both relaxing and dining, and a separate fitted kitchen with excellent storage and worktop space. There are two well-sized double bedrooms, both benefiting from a peaceful outlook, alongside a modern wet room designed for practicality and ease of use. The property further benefits from neutral decor throughout, gas central heating, double glazing, and two private residents parking permits, ensuring year-round comfort and efficiency.

A superb home in a prime urban location, offering an ideal blend of space, style, and accessibility.

- Sought-after Canonmills location
- Bright first-floor two-bedroom flat
- Spacious living room with flexible layout
- Separate fitted kitchen
- Gas central heating & double glazing
- Two private residents parking permits

Energy Rating C, Council Tax Band D.

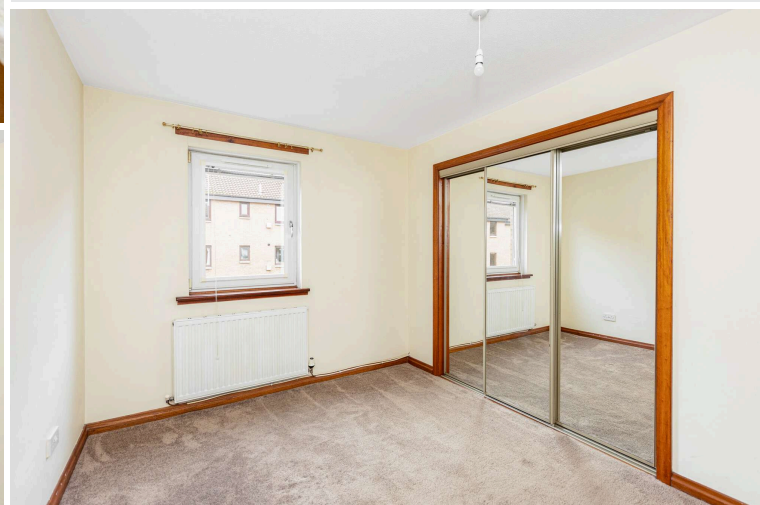
Fees payable to factor, James Gibb, approx. £200 per quarter.

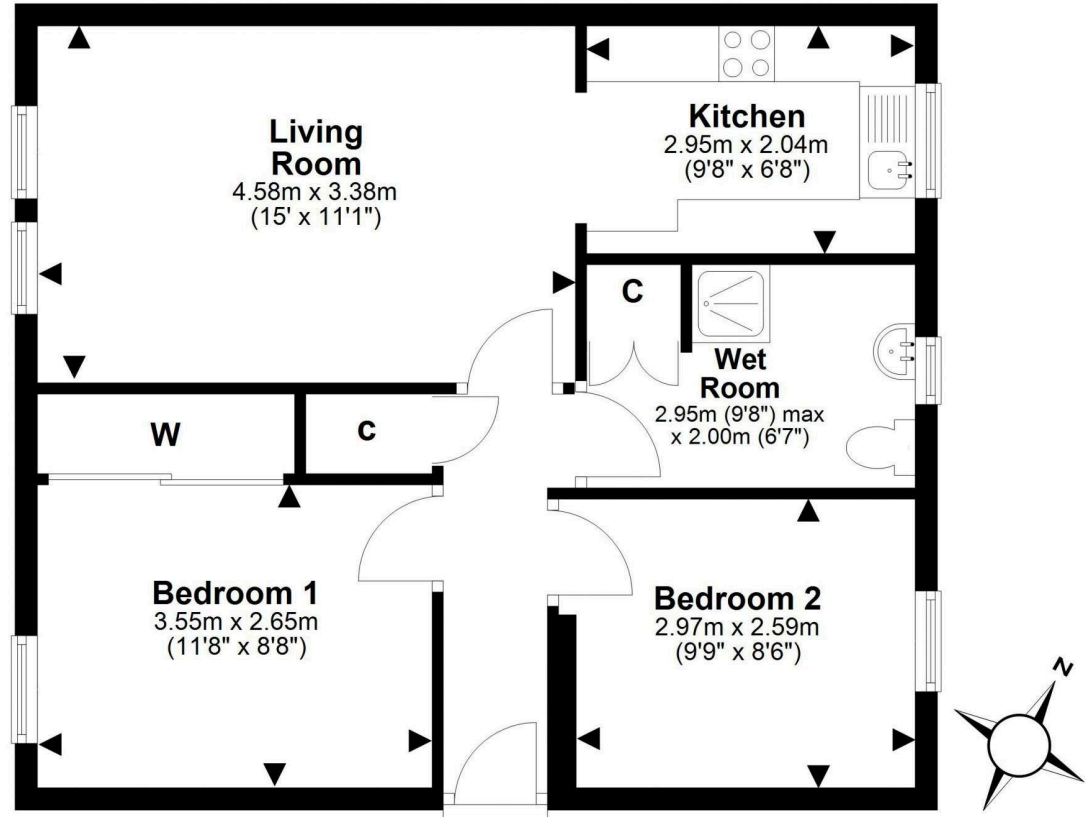
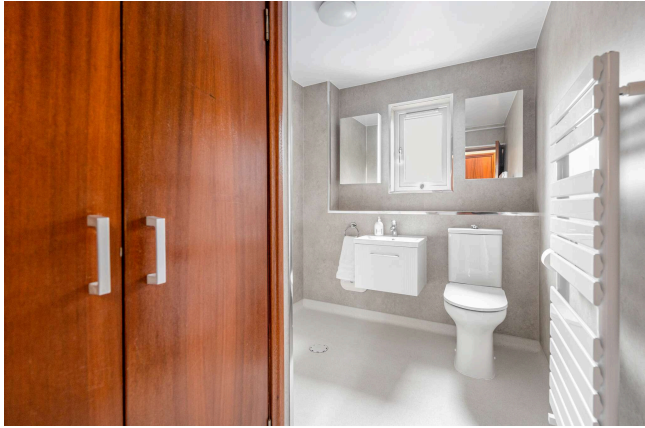
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, fridge, freezer, dishwasher and washing machine will be included in the sale.

Canonmills, just a short walk from the commercial heart of Edinburgh offers all the convenience of City Centre living combined with the benefits of good local amenities. Local shops and supermarkets provide for everyday needs and there is an array of high quality restaurants and bars in the surrounding area. Schools in the area provide education from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to Waverley Railway Station and St Andrews Square bus station. For recreation, there are the delightful open spaces of the Royal Botanic Gardens and Inverleith Park nearby.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.