

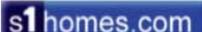
campbell  
smith

14/6 Boat Green,  
EDINBURGH,  
EH3 5LN



- Freshly decorated first floor flat with private parking
- Popular modern factored development
- Ideally placed for city centre & Stockbridge
- High amenity area
- Entry phone
- Sitting room
- Kitchen
- Double bedroom with built-in mirror wardrobe
- Shower room
- Gas central heating
- Double glazing
- Communal landscaped gardens

Offers Over : £155,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk



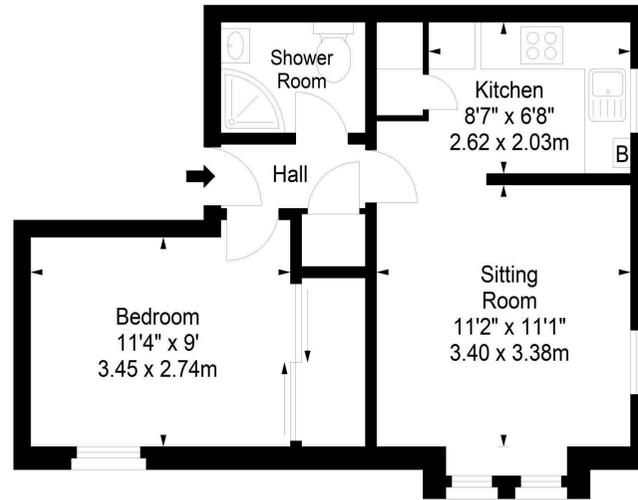
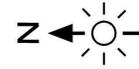




**Boat Green,  
Edinburgh,  
Midlothian, EH3 5LN**



Approx. Gross Internal Area  
405 Sq Ft - 37.62 Sq M  
For identification only. Not to scale.  
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Second Floor

**+** Extras  
The fitted carpets, curtains, blinds & kitchen white goods are included. No warranty is given regarding the services, systems or any appliances

 Buses  
Canonmills - 8, 9, 36. Brandon Terrace - 23, 27, 36. Rodney Street - 8, 9

 Shops  
Canonmills, Stockbridge, Tesco on Broughton Road, Lidl on Logie Green Road

 Schools  
Broughton PS, St Mary's RC PS, Drummond Community High, St Thomas of Aquin's RC High

 Parking  
Private residents & visitors parking permits

 Council Tax Band - C

 EPC - C

 Factor  
James Gibb - The last quarterly payment was around £200 which covered communal cleaning, garden maintenance & block buildings insurance

 Viewing  
Telephone Campbell Smith on 0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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