

COULTERS[©]

14/4 BOAT GREEN

CANONMILLS, EDINBURGH, EH3 5LN

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This two-bedroom flat is situated in the popular area of Canonmills, within a peaceful development that is set back from the picturesque Water of Leith. Located on the first floor, the property has recently been redecorated with new flooring in all rooms (bar the wet room) and fresh paintwork throughout. With all that it has to offer, the flat is sure to appeal to first-time buyers, investors and downsizers alike.

The accommodation comprises a well-proportioned sitting room with twin windows, a fitted kitchen with ample cabinetry and worktop space, and two good-sized double bedrooms with the largest of the two having built-in wardrobes that offer generous storage. There is a brand new wet room which is also home to a large cupboard that houses a washing machine and tumble dryer. A further cupboard off the hall provides additional excellent storage.

KEY FEATURES



First floor flat in peaceful development.



x2 permits for private residents' parking.



Supermarket, coffee shops & restaurants on the doorstep.



EPC Rating - C



Two double bedrooms.



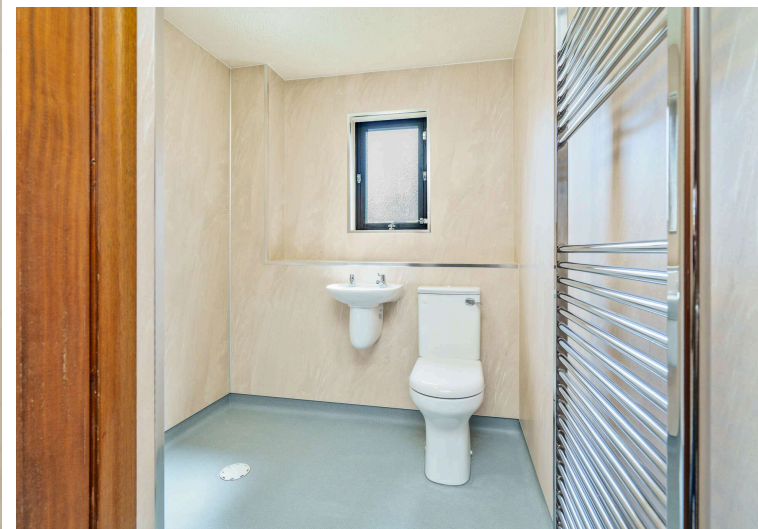
Well-maintained communal grounds.



Picturesque Water of Leith nearby.



Council Tax Band - D



The property benefits from gas central heating.

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 is James Gibb and the quarterly factoring costs, which include buildings insurance, are approximately £195.



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, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £240,000



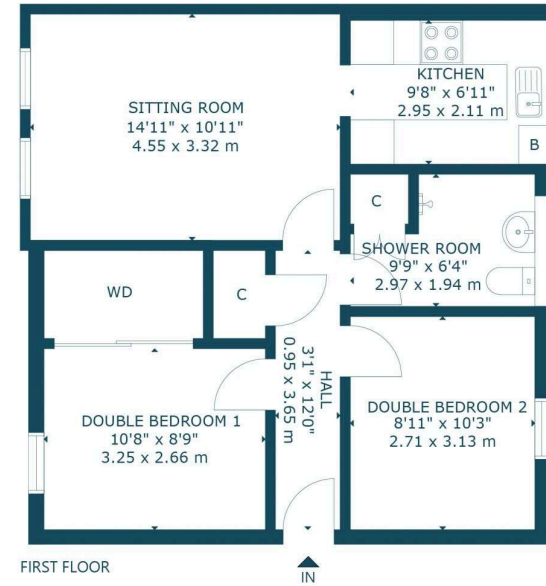
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FIRST FLOOR

14-4 BOAT GREEN, EDINBURGH, EH35LN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 604 SQ FT / 56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.