

COULTER



12/6 BOAT GREEN

CANONMILLS, EDINBURGH, EH3 5LN

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well-presented one-bedroom second floor flat is situated within the popular Canonmills area, forming part of a peaceful development set back from the picturesque Water of Leith. Offering bright and well-proportioned accommodation throughout, the property is ideally suited to first-time buyers, investors and downsizers alike.

The heart of the home is the spacious open-plan kitchen, dining and sitting room, which benefits from a bright corner aspect allowing for an abundance of natural light throughout the day.



KEY FEATURES



Second floor flat in quiet development in Canonmills.



Double bedroom with large built-in wardrobe.



Two permits for private residents' parking.



Well-maintained communal grounds.



Supermarket, coffee shops & restaurants on the doorstep.



Picturesque Water of Leith nearby.



EPC Rating - C



Council Tax Band - D



The fridge, oven, hob, extractor fan were all replaced in 2024. The property further comprises a well-proportioned double bedroom with a large built-in wardrobe providing excellent storage, alongside a stylish contemporary bathroom which has been fully replaced in recent years. Additional storage is available via cupboards off the hallway. The property benefits from gas central heating and double glazed windows.

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 cost is £57 a month.



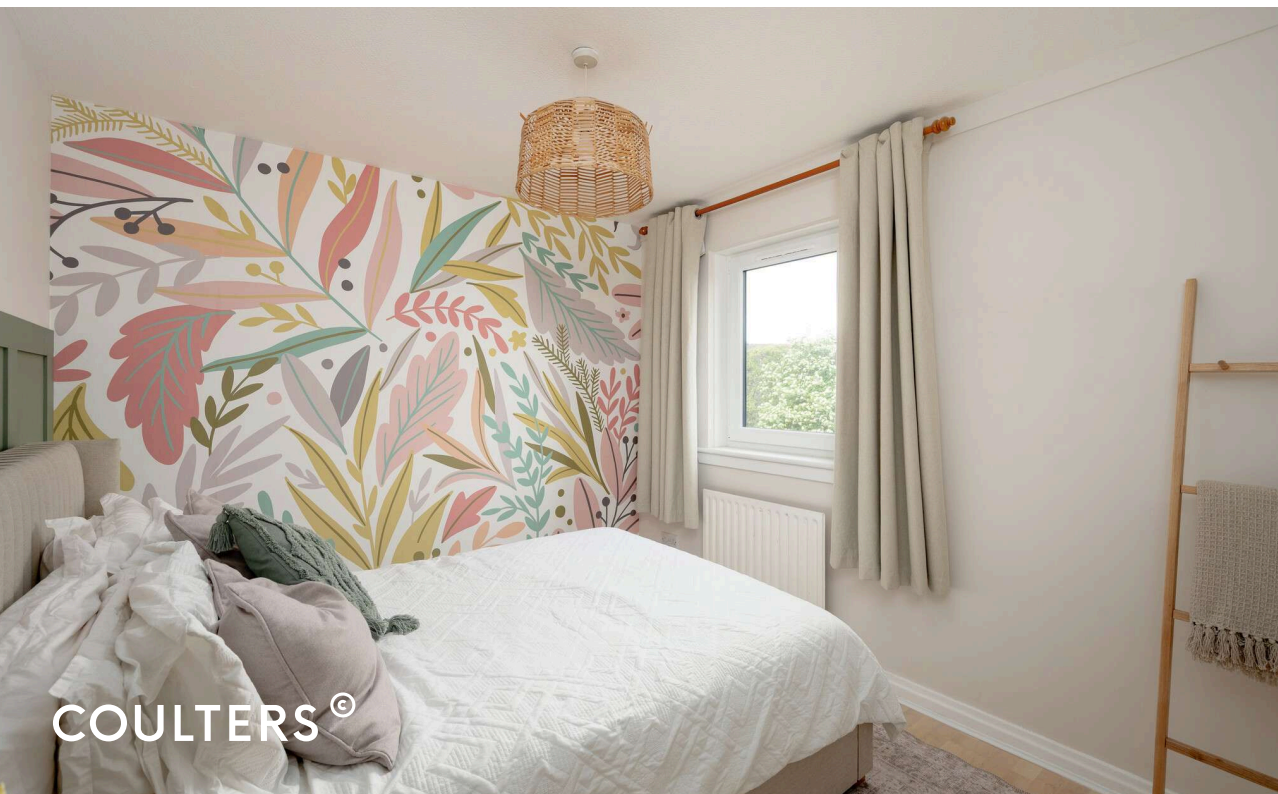


THE LOCAL AREA

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 independent 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

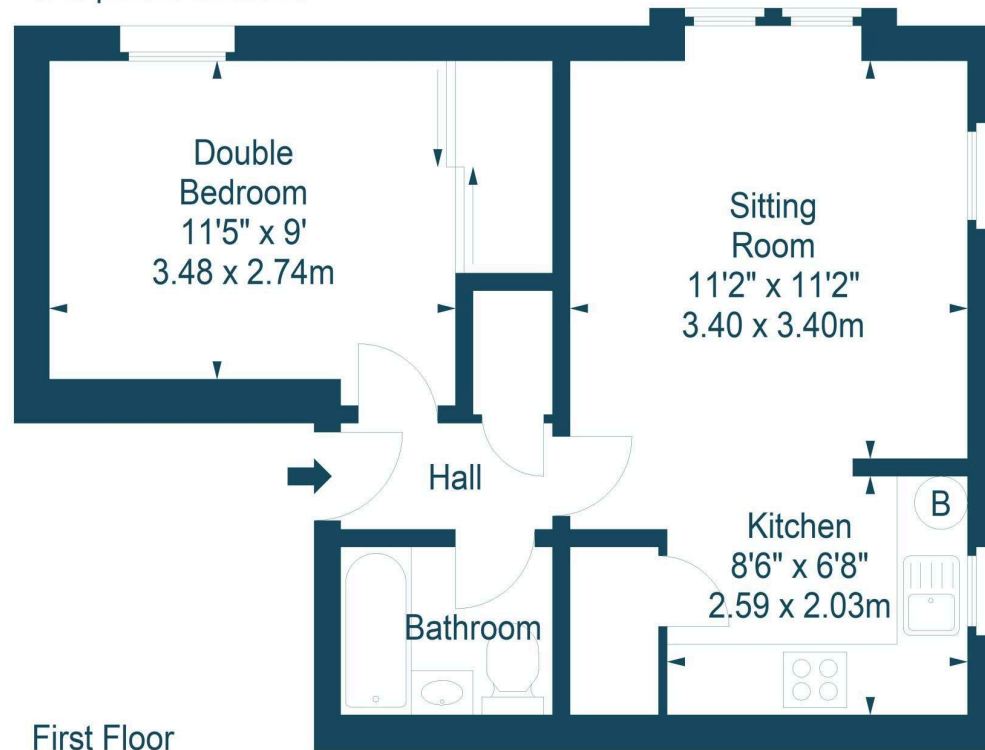
All light fittings, fitted flooring and white goods are included in the sale price.



Boat Green,
Edinburgh,
Midlothian, EH3 5LN



Approx. Gross Internal Area
408 Sq Ft - 37.90 Sq M
For identification only. Not to scale.
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First Floor

GET IN TOUCH

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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.