

18/4 Boat Green, Canonmills, Edinburgh, EH3 5LW





### Description

Forming part of an established development desirably located in the sought-after Canonmills area boasting a wealth of amenities on the doorstep, this impressive two bed first floor flat offers an enticing opportunity for city professionals. Offering well presented interior this attractive home provides comfortable and light filled living with modern comforts throughout.

- Hallway with useful storage
- Sunny twin windowed living room
- Well appointed, sleek kitchen
- Two double bedrooms, one with extensive storage space
- Shower room consisting of a contemporary suite with walk-in shower
- Gas central heating and double glazing
- Secure entry system
- Residents permit parking

### Extras

The fitted carpets, blinds, oven, induction hob, hood, dishwasher and washing machine are included. Other items may be available by separate negotiation.

### Factor

The development is factored by James Gibb for approx. £200 per quarter. This includes maintenance of communal areas and block buildings insurance.

**EPC Rating: C**



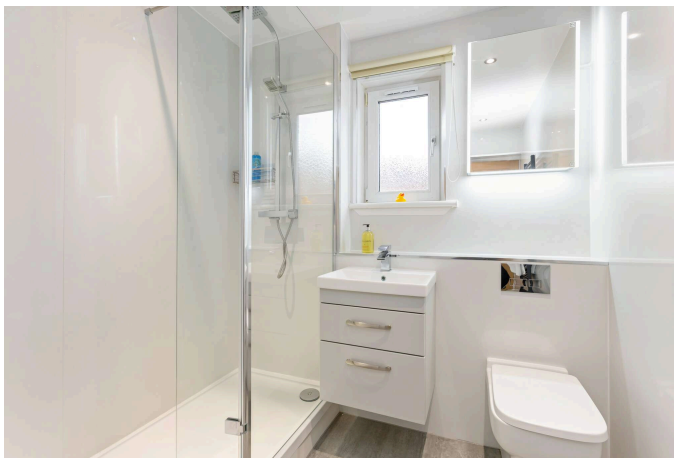


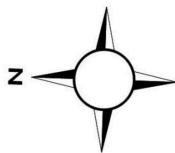
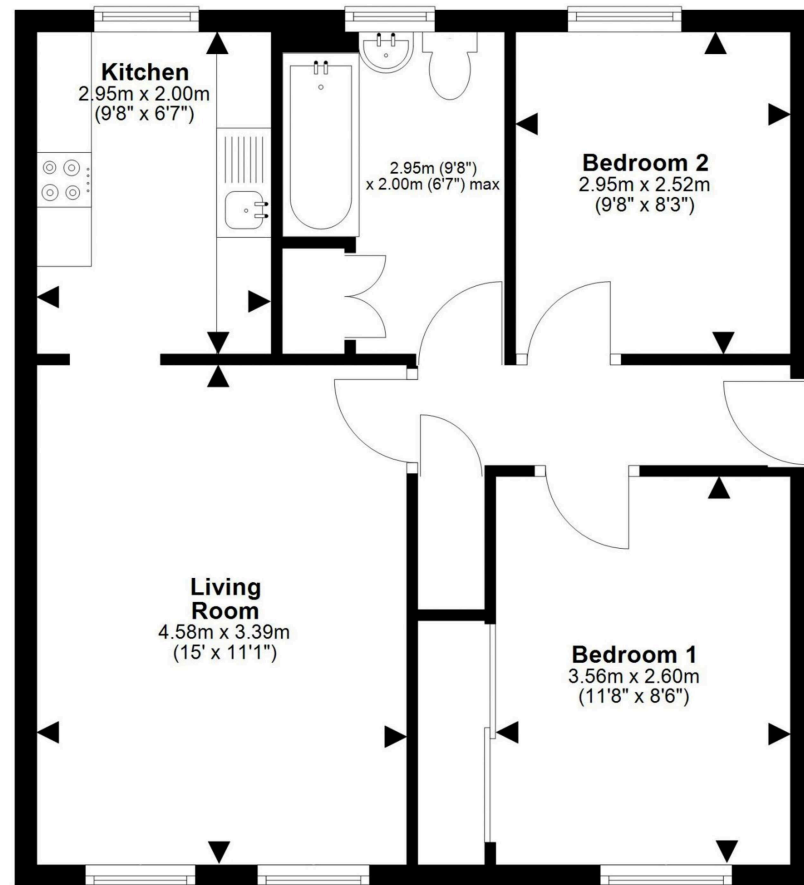
### Location

Canonmills is north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. The property offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high-quality restaurants, bars and shops in nearby Broughton Street. The property is also within walking distance of the cosmopolitan Stockbridge and St James' Quarter with its anchor John Lewis store and excellent range of high end boutiques and restaurants, in addition to leisure facilities at the Omni centre which include a multi-screen cinema, numerous restaurants and a Nuffield Health Fitness & Wellbeing Gym. There is a Tesco Superstore conveniently located nearby, and a Waitrose supermarket can be found a short drive away at nearby Comely Bank. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path, are also within close proximity. There are excellent transport links with bus services to the city centre, the tram terminus at nearby York Place, and Waverley rail station and St Andrew Square bus station within walking distance.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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