



## 14/9 Boat Green, EDINBURGH, EH3 5LN

Well-presented second floor flat forming part of a modern, well-maintained development in the highly desirable Canonmills district of Edinburgh. Ideally positioned within walking distance of the city centre, the property enjoys an excellent location on the doorstep of the New Town, Stockbridge and Inverleith, offering easy access to a superb range of amenities, green spaces and transport links. Presented in excellent decorative order throughout in a tasteful neutral colour scheme, this bright and attractive home is perfectly suited to first-time buyers, professionals, those seeking a city pied-à-terre, or investors. Further benefits include gas central heating, powered by a Worcester combination boiler, and double glazing throughout.

The accommodation comprises:

- Welcoming entrance hall with deep storage cupboard
- Bright and well-proportioned living/dining room with windows to the front and side elevations, providing an abundance of natural light, and an open-plan kitchen area
- Fitted kitchen featuring a range of farmhouse-style maple-effect units with laminate worktops and integrated appliances including an electric hob with extractor hood, oven, fridge freezer and washing machine; useful pantry/store cupboard
- Contemporary shower room fitted with stylish vanity furniture incorporating an inset wash hand basin and WC with concealed cistern, together with a large corner shower enclosure with wall panelling
- Generously proportioned double bedroom with built-in wardrobes



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
C



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### Location

Canonmills is a vibrant and highly sought-after residential area situated just north of Edinburgh's city centre. The location offers the perfect balance of city living and green open spaces, with an excellent selection of cafés, restaurants, independent shops and everyday amenities available locally. The neighbouring districts of Stockbridge, the New Town and Broughton Street provide an even wider range of boutique shopping, dining and leisure facilities, while a Tesco supermarket on Broughton Road caters for day-to-day needs.

The area is exceptionally well connected, with frequent bus services providing easy access throughout Edinburgh. Edinburgh Waverley railway station, St Andrew Square bus station and the tram network are all within convenient reach, making the property ideal for commuters. For outdoor enthusiasts, the renowned Royal Botanic Garden Edinburgh and the expansive green spaces of Inverleith Park are both nearby, offering excellent opportunities for recreation and relaxation.

### Factoring

The property is managed by James Gibb. The annual charge for the last calendar year was £746 and covers maintenance of the common areas and gardens. The figures varies depending on the work that has been carried out.

### Parking

The property has one resident's permit and one visitor permit within the private residents' car park.

### Extras

All fitted floor coverings, light fittings and kitchen appliances are included in the sale.

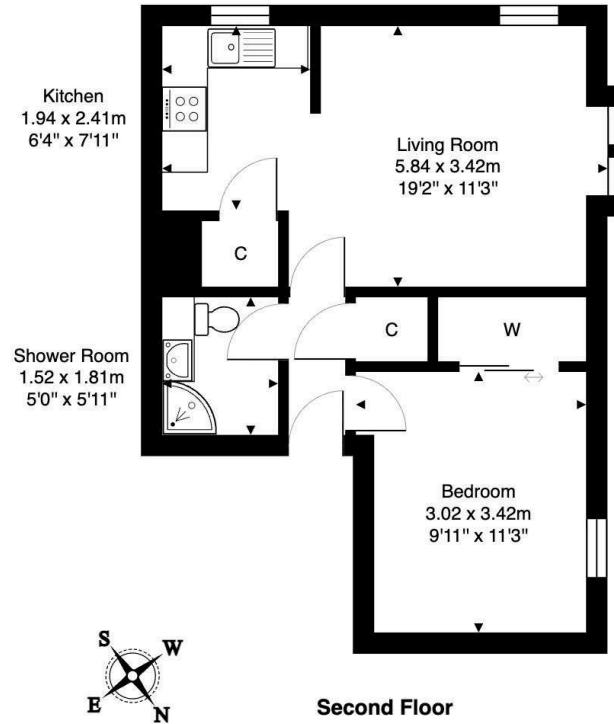
Council tax band - C







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Second Floor

Total Area: 37.4 m<sup>2</sup> ... 402 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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