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Boat Green
Canonmills
Edinburgh
EH3 5LN


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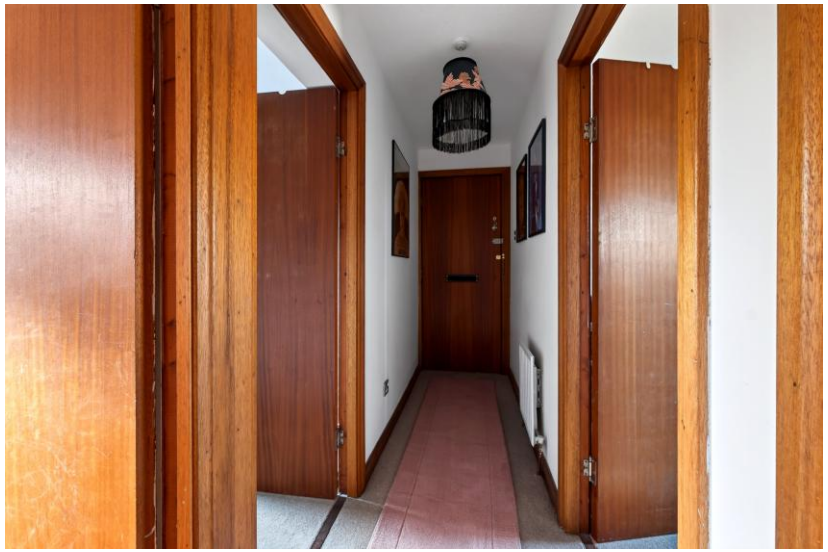

A beautifully presented second-floor apartment forming part of a modern and well-maintained residential development in the highly desirable Canonmills district of Edinburgh. Occupying an enviable position on the edge of the historic New Town, the property offers the perfect balance of peaceful residential living and exceptional city-centre convenience.

Residents enjoy easy access to some of Edinburgh's most sought-after neighbourhoods and green spaces, including Stockbridge, Inverleith Park and the Royal Botanic Garden, while the city centre is within comfortable walking distance. The apartment also benefits from excellent natural light throughout the day, enjoying morning sunshine to the rear and afternoon and evening sun to the front. Canonmills itself is renowned for its vibrant atmosphere and excellent local amenities, with an outstanding selection of independent cafés, popular restaurants, stylish bars and boutique shops quite literally on the doorstep. Combining a prime location with superb connectivity and lifestyle appeal, this is an outstanding opportunity to enjoy the very best of Edinburgh living.

The accommodation comprises:

- Entrance hallway
- Spacious twin window Sitting room with space for dining and entertaining.
- Kitchen fitted with a range of base and wall mounted units. Integrated oven, hob and extractor. Space for freestanding appliances. Breakfast bar.
- Two double bedrooms. Primary bedroom with built in wardrobe and both have ample space for freestanding furniture.
- Recently refitted shower room comprising walk in shower with mains valve shower, wall hung vanity sink & toilet, large built-in mirrored storage cupboard. Tiling to splash back areas.

Further benefits include excellent storage, double glazing, gas central heating and residents permit parking. Offering an attractive lifestyle in one of Edinburgh's most popular residential districts, this well-proportioned apartment presents an excellent opportunity for first-time buyers seeking a turnkey home, as well as professionals, downsizers and investors looking to secure a property in a prime central location.

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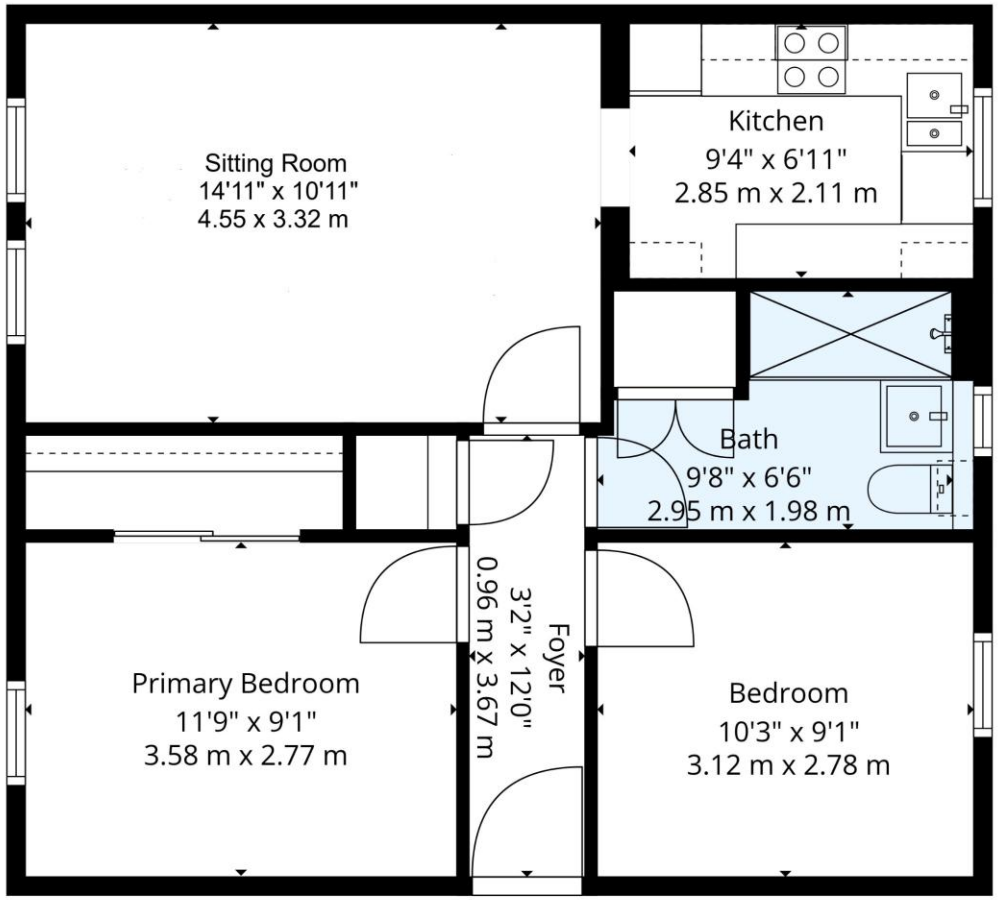

Total: 600 sq. Ft, 56 m2
Second Floor: 600 sq. Ft, 56 m2
Excluded Areas: Walls: 50 sq. Ft, 4 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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Boat Green is a modern factored residential development in the highly desirable Canonmills district, situated on the edge of Edinburgh's historic New Town and within easy walking distance of the city centre. This vibrant neighbourhood offers an excellent range of local amenities including independent cafés, delicatessens, restaurants, bars and boutique shops, alongside convenient supermarkets such as Tesco and Waitrose.

Residents are perfectly placed to enjoy some of Edinburgh's most attractive green spaces, including the Royal Botanic Garden Edinburgh, Inverleith Park and King George V Park. The nearby St James Quarter provides an outstanding selection of retail, dining and leisure facilities, while cultural attractions such as The Playhouse Theatre, The Omni Centre are all within easy reach.

The area is exceptionally well connected, benefiting from regular bus services, excellent cycling and walking routes via the North Edinburgh Cycle Network, and easy access to Edinburgh Tram services, Waverley Station and St Andrew Square Bus Station. Edinburgh Airport is readily accessible, making the location ideal for commuters and travellers alike. Well-regarded schooling is available locally at both primary and secondary levels.

EPC Band- C

Council Tax Band- D

Factor- James Gibb Approx. £60 per month

Extras- All blinds, integrated appliances and fitted flooring



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Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

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