

# 19/4 Boat Green

CANONMILLS, EDINBURGH, EH3 5LW



*SPACIOUS ONE BEDROOM FLAT IN EDINBURGH'S  
POPULAR CANONMILLS AREA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser Legal is delighted to present this spacious one bedroom generously proportioned flat in Canonmills. Inside, the property comprises of:

- A fully equipped kitchen situated in the open plan living/kitchen/diner.
- The kitchen is fitted with an electric hob, fan oven and white goods appliances.
- The property has one double bedroom with built-in wardrobe and is well proportioned.
- The property is fitted with a three piece bathroom and a separate modern shower enclosure.

In addition to this, the property includes gas central heating and double glazed windows, making for a cosy and cost effective home year round. There is also private residents parking as well as pay and display parking, on street.



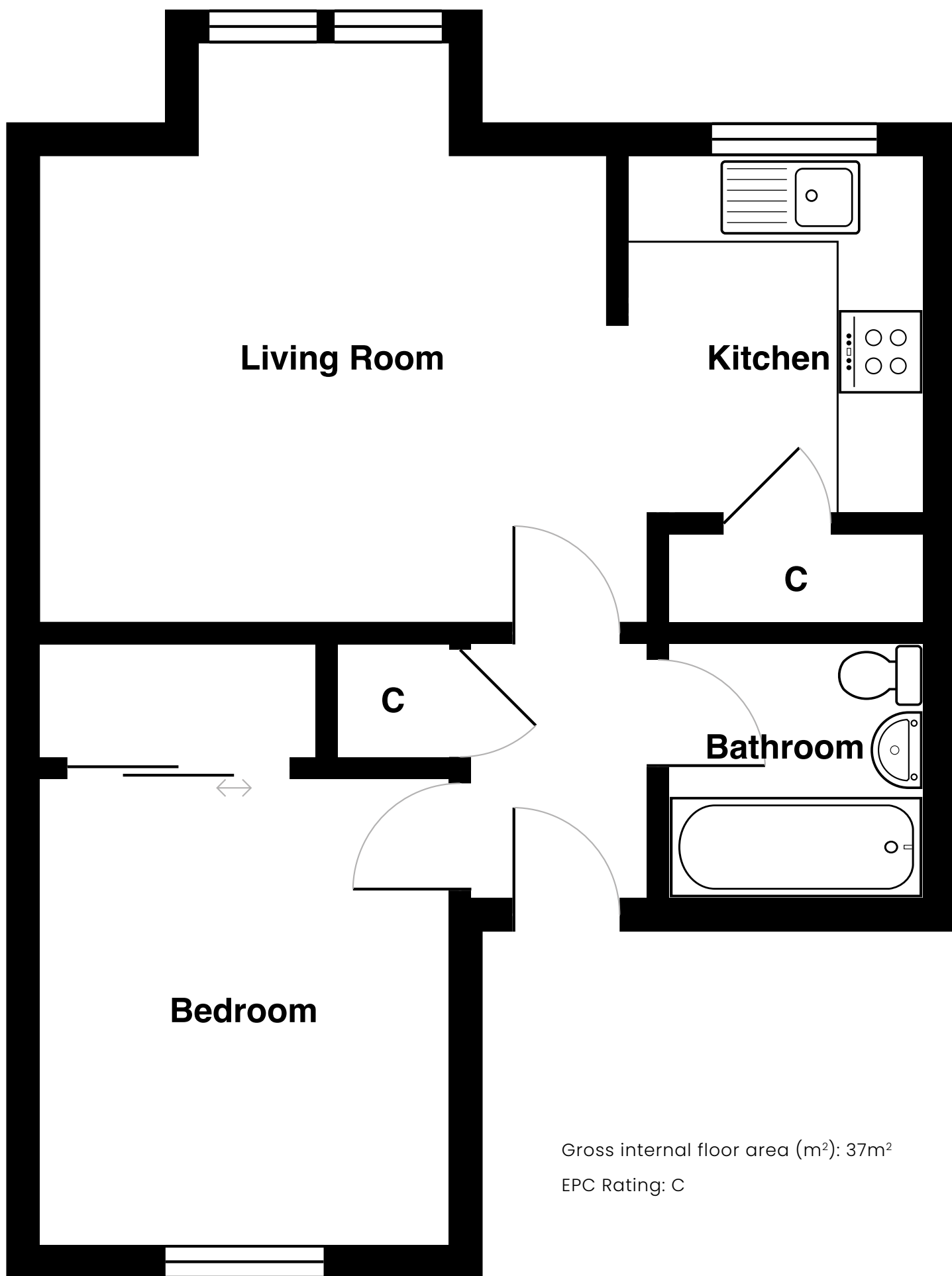
















---

Tucked between the vibrant New Town and the tranquil Water of Leith, Canonmills is one of Edinburgh's most desirable residential enclaves. This charming neighbourhood combines period architecture, modern convenience, and a peaceful atmosphere, making it ideal for professionals, families, and downsizers.

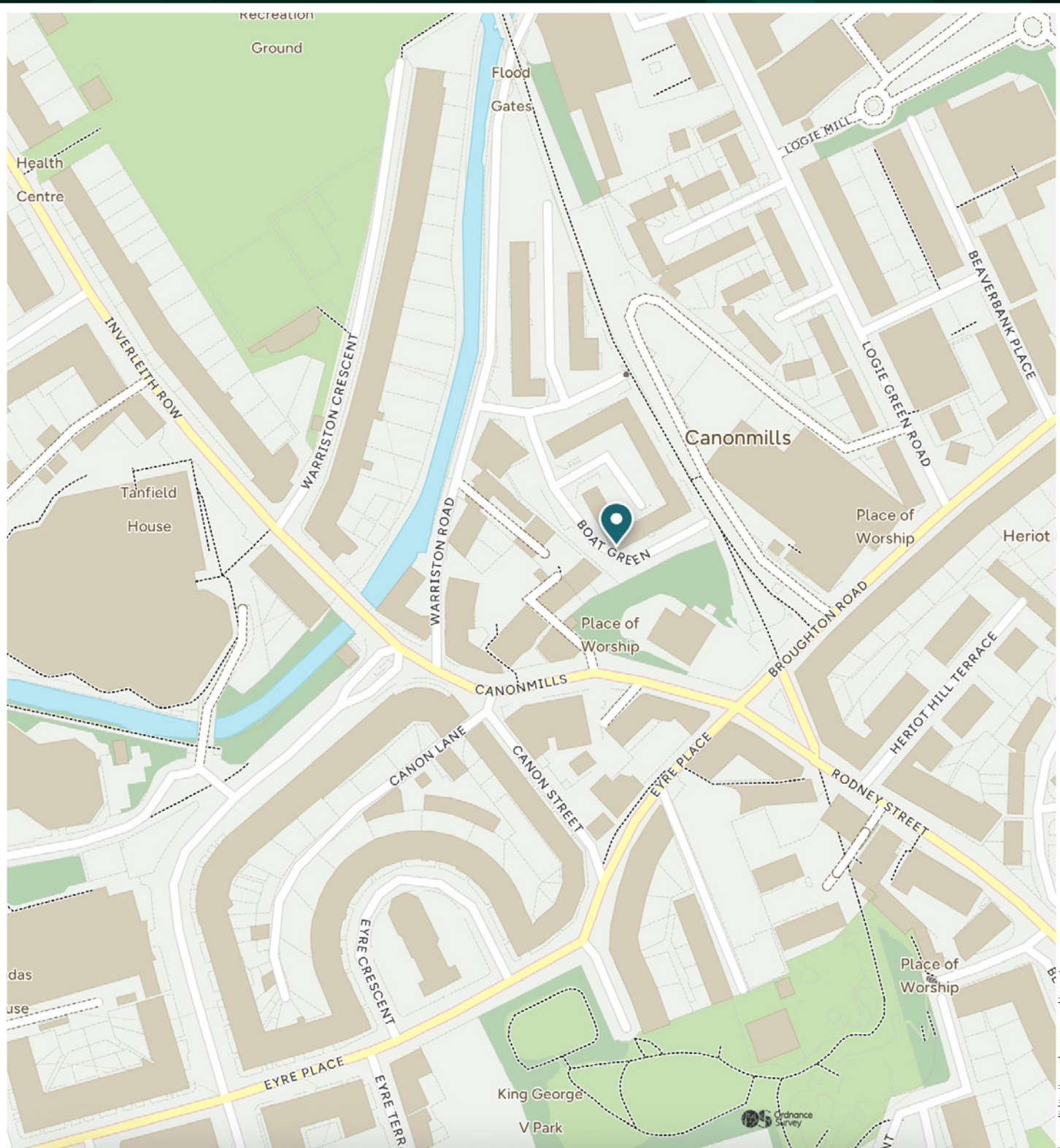
A short walk from Stockbridge's boutique shops and cafés, yet moments from the Royal Botanic Garden, Canonmills offers the best of both worlds. Everyday essentials are close at hand, with Tesco and Lidl supermarkets on Broughton Road, while a greater range of specialised shopping awaits in the city centre. The scenic Water of Leith Walkway provides idyllic riverside strolls, and excellent transport links ensure easy access to Haymarket and Waverley stations.

The area boasts an appealing mix of Victorian townhouses, stylish mews homes, and contemporary apartments, many with private gardens or stunning views. With top schools, cultural attractions, and a thriving community spirit, Canonmills is a place where urban convenience meets relaxed sophistication. For those seeking a prime Edinburgh location with character and charm, Canonmills delivers an exceptional quality of life in one of the city's most sought-after addresses.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.