

# 21/11 Boat Green

CANONMILLS, EDINBURGH, EH3 5LW



*Spacious two-bedroom flat in Edinburgh's popular Canonmills area with residents' parking*



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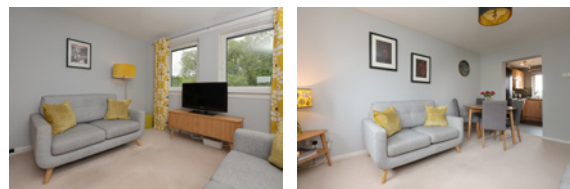
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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in the heart of Edinburgh's Canonmills area.

# THE LIVING ROOM



Inside, the property comprises a spacious living area which offers access to the kitchen and has various possibilities for living and dining furniture arrangements.



# THE KITCHEN



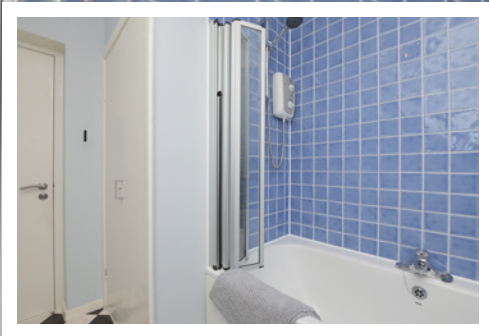
The fully equipped kitchen, which is fitted with an electric hob, fan oven and white goods appliances.





The flat has two double bedrooms of which range in size but are generous. There is one main bathroom which comes fitted with a white three-piece bath suite with a shower over the bath, making the most of the space on offer.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





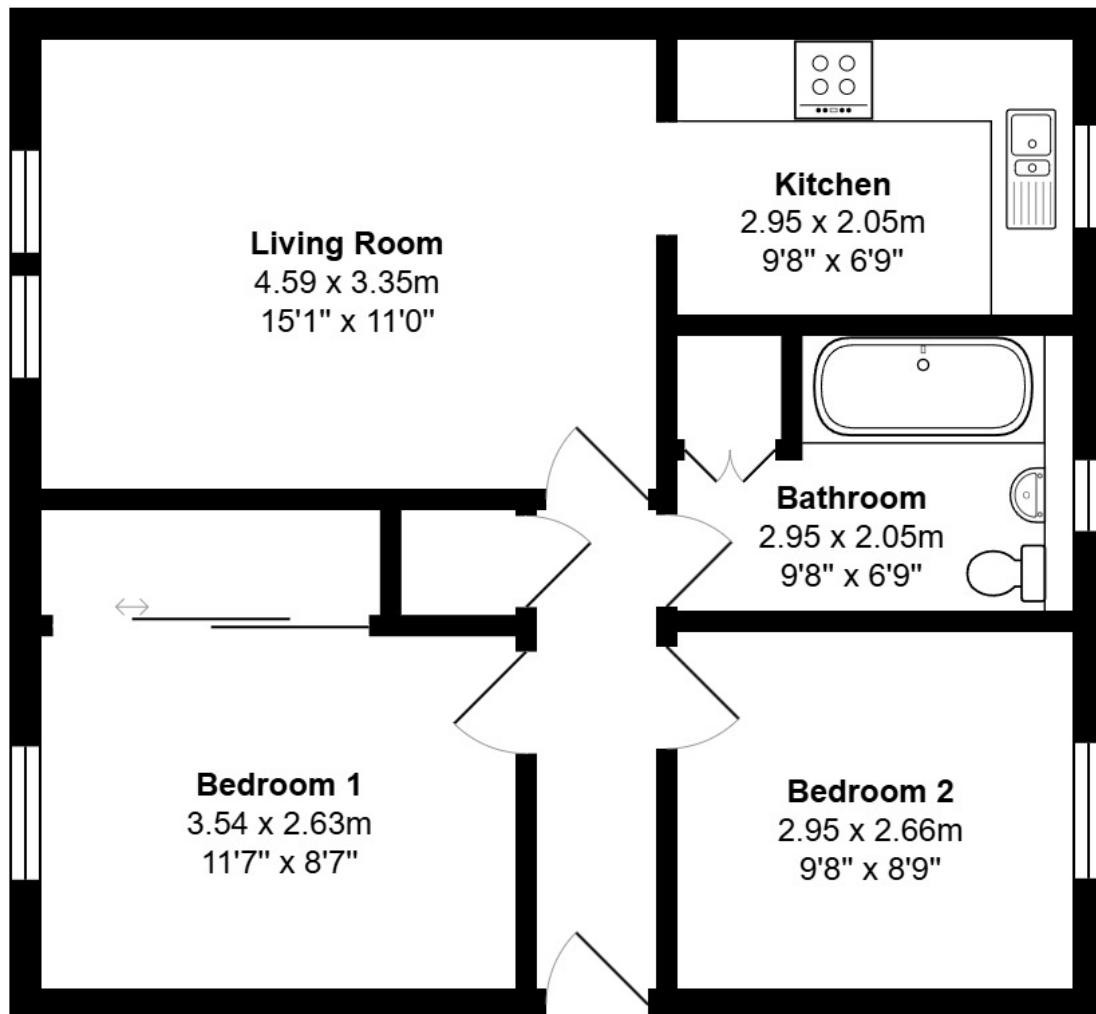
In addition, the property includes access to a private attic which is partially floored and accessed via a fitted ladder, central heating and double glazing and completed with private residents' parking within the development and access to a residents' permit through the council for on-street parking.

# EXTERNALS



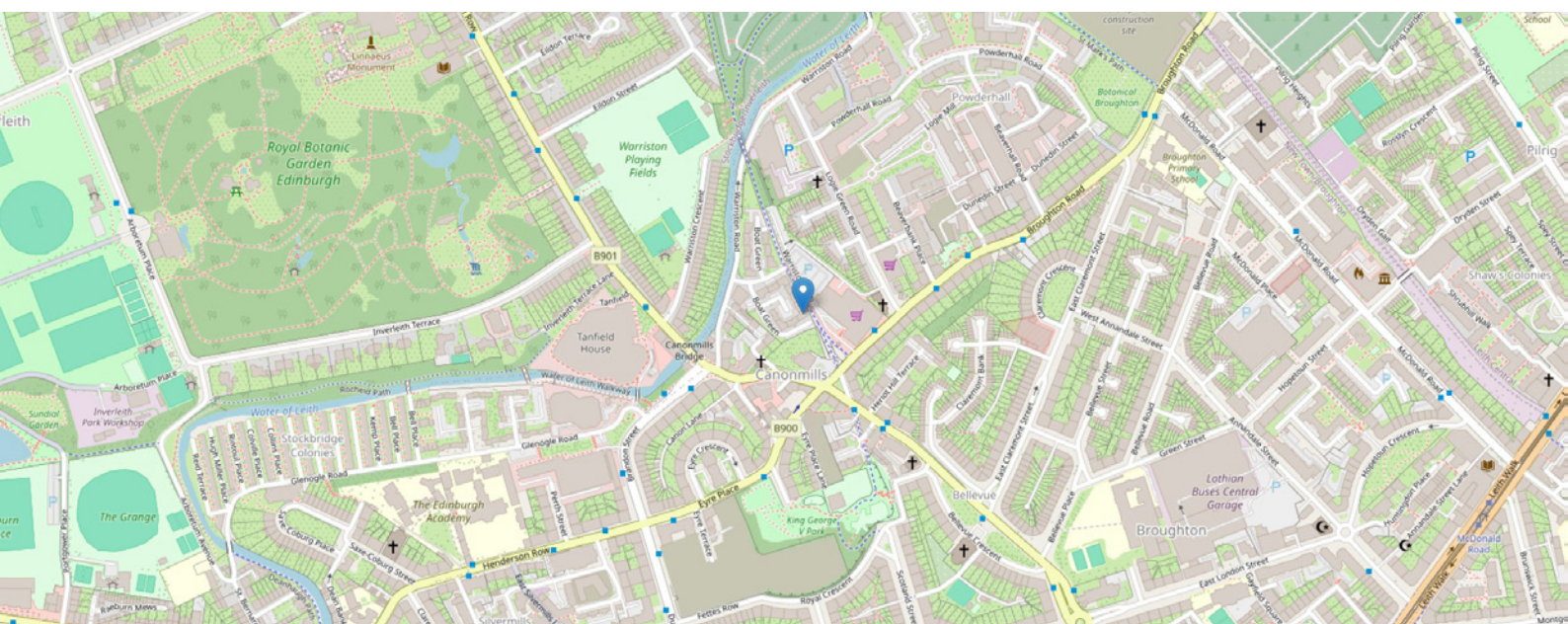


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Canonmills is an extremely popular and sought-after area lying to the north of the city centre. Within the immediate vicinity, there is a wide range of local shopping, transport, recreational and educational facilities.







Local shopping can be found within the immediate vicinity for all your daily requirements, but for those whose needs are great, a Tesco supermarket can be found on Broughton Road. For a greater range of specialised shopping, the city centre, as previously mentioned, is within walking distance.

The city centre is where Edinburgh's formal entertainment facilities are highly concentrated, and here there are theatres, cinemas, many restaurants and bars, indoor sports facilities and health clubs.

Canonmills is within walking distance of the city centre, although an excellent bus service runs minutes from the property, and a five-minute bus journey will take you there.



**McEwan Fraser Legal**

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