



Two-bed ground floor flat - the best of Edinburgh on your doorstep, with peace and parking at home



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McEwan Fraser Legal is delighted to present Boat Green to the market. A move-in-ready home in a peaceful setting, perfectly positioned to enjoy the very best of Stockbridge and the city centre on foot, while benefiting from the immediate convenience of cafes, bars and supermarkets within Canonmills. A secure entry system leads into a well-maintained communal hallway, immediately setting the tone for the quiet, well-cared-for environment this property enjoys. The flat itself opens into a welcoming entrance hall, providing a natural and easy flow throughout the home, with useful storage enhancing day-to-day practicality.

THE LIVING ROOM



The living and dining space is a particularly appealing feature, offering generous proportions and a bright, airy feel thanks to a large window that frames a pleasant open outlook. This is a space that adapts effortlessly to modern living, whether that's relaxed evenings in, entertaining friends, or working from home with a comfortable separation between living and dining zones. The overall feel is calm, inviting and easy to personalise.

THE KITCHEN



The kitchen sits just off the main living space and is well configured for both everyday use and more sociable cooking. Fitted with a range of cabinetry and ample worktop space, it provides everything needed in a layout that makes sense, with good storage and natural light enhancing the usability of the room.

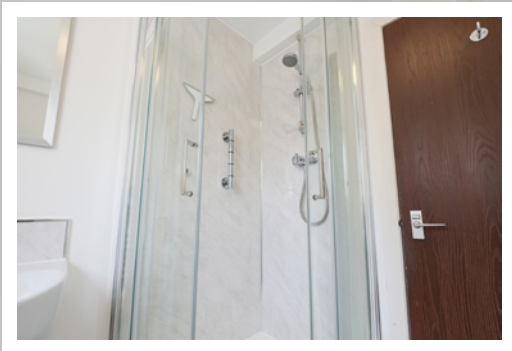




The principal bedroom is a well-balanced double, designed with comfort in mind. Mirrored integrated wardrobes maximise storage while reflecting light and creating a greater sense of space. The outlook is peaceful, contributing to a restful environment that feels tucked away from the pace of city life. The second bedroom continues this theme of flexibility, offering an ideal setup for guests, a home office or even a dressing room, depending on individual needs.

The bathroom is fresh and well presented, finished in neutral tones with a clean white suite and a separate shower enclosure. The overall feel is bright and functional, with a modern edge that complements the rest of the property.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



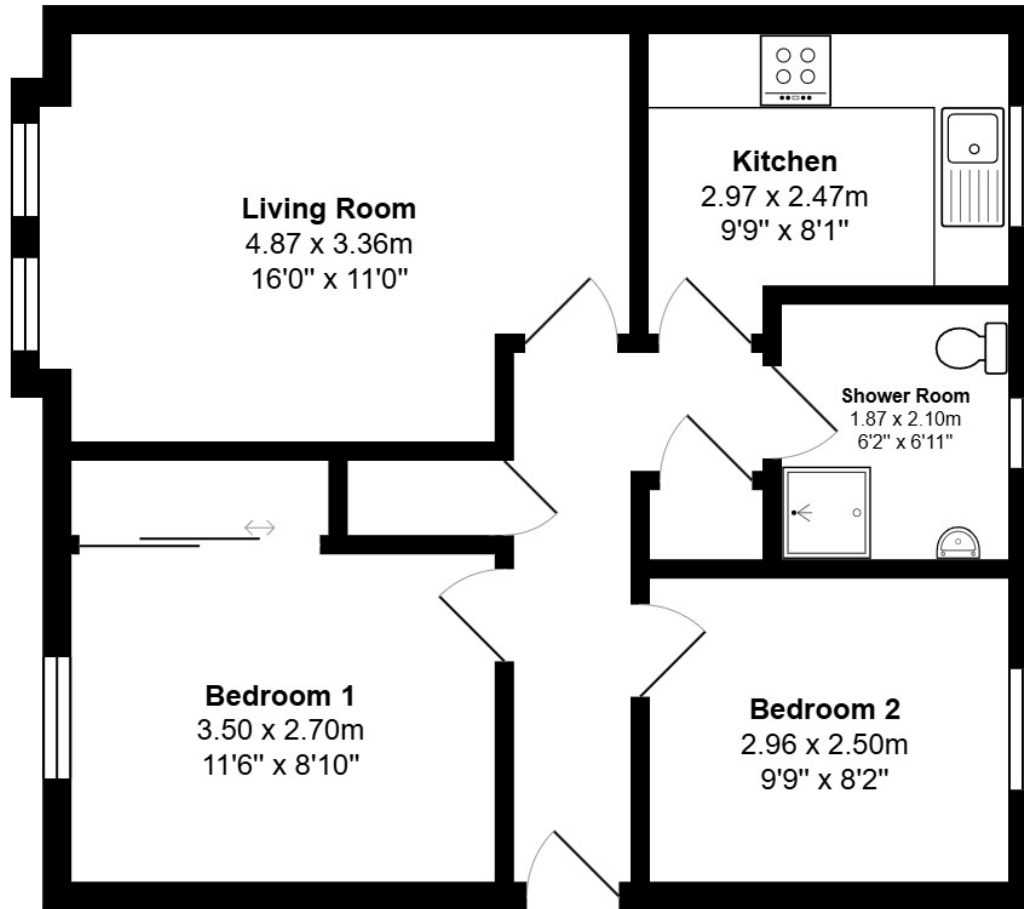
Externally, the property benefits from private residents' parking, adding a level of convenience that is increasingly valuable in this part of the city. The setting itself is notably quiet, creating a sense of retreat while still being incredibly well-connected.

This is a home that delivers on both lifestyle and practicality, offering a rare balance of peaceful surroundings with immediate access to everything that makes this part of Edinburgh so sought after.

EXTERNALS

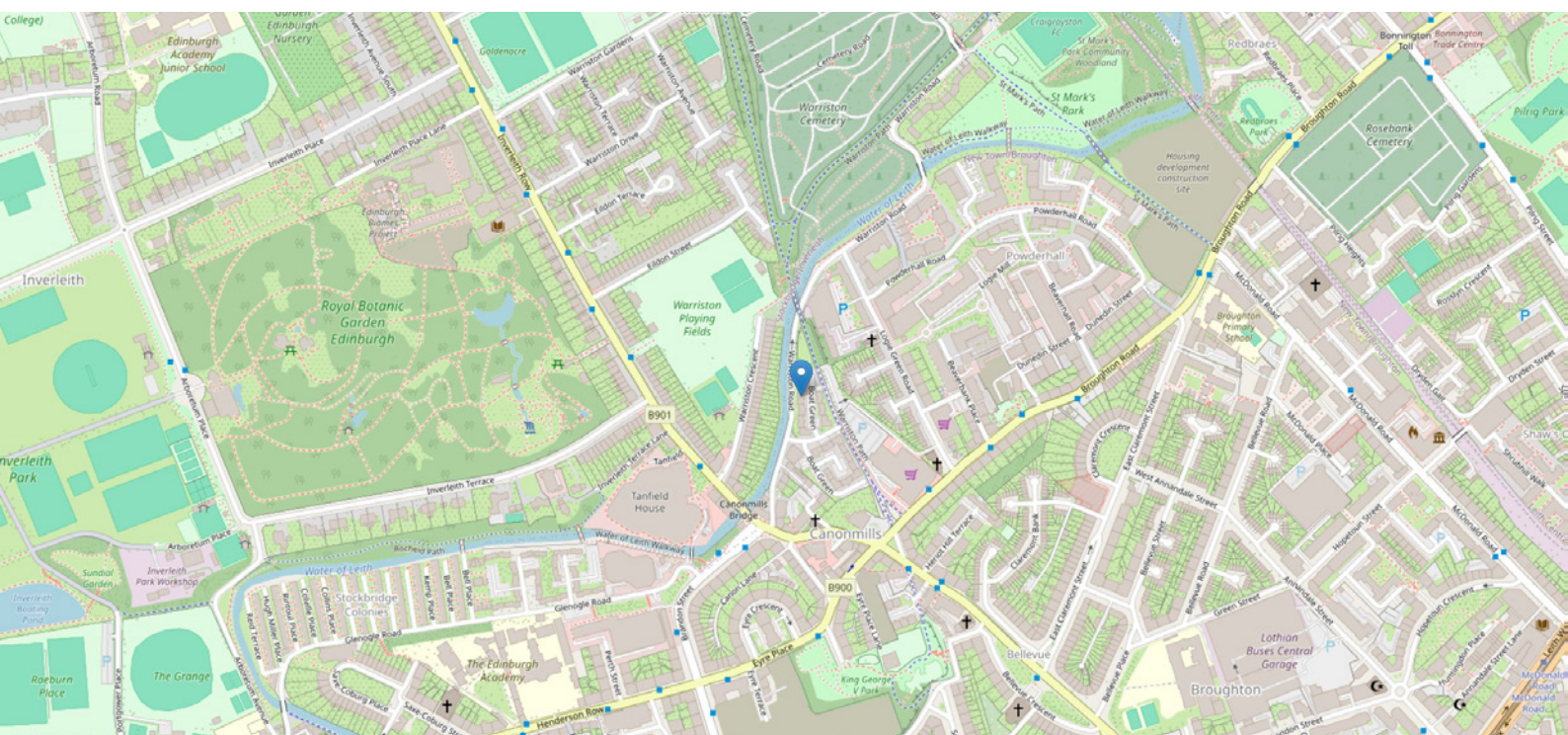


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 54m² | EPC Rating: C



THE LOCATION

Quietly situated within the Canonmills area, the property enjoys immediate access to a wide range of local cafes, bars, restaurants and everyday amenities, creating an exceptionally convenient and well-rounded setting for day-to-day living. A Tesco supermarket is located just moments away, complemented by a variety of independent coffee spots, bakeries and eateries that bring a genuine neighbourhood feel. This is an area where everything is within easy reach, whether that is picking up daily essentials, meeting friends for coffee or enjoying a relaxed evening locally without needing to travel far.





For outdoor space, the Water of Leith walkway is close by, offering attractive and well-connected routes for walking, running or cycling, linking through some of Edinburgh's most scenic and peaceful surroundings. The Royal Botanic Gardens are also within easy reach, providing expansive, beautifully maintained grounds that offer a welcome escape from the pace of city life. Whether it is a weekend walk, time spent outdoors with friends or simply somewhere to unwind, these green spaces add a significant lifestyle benefit to the location.

Broughton Street is easily accessible and adds further depth to the lifestyle on offer, with an eclectic mix of independent retailers, well-regarded restaurants, popular bars and cafés. It has established itself as a go-to destination for both daytime and evening socialising, offering a vibrant atmosphere while still retaining a local, community-driven feel. The city centre is readily accessible, whether on foot or via the excellent bus links nearby, ensuring straightforward connections across Edinburgh and beyond for both work and leisure.

Stockbridge is a short walk away and remains one of the most sought-after areas of the city, known for its strong sense of community and its blend of independent boutiques, artisan cafes and highly regarded restaurants. Its lively yet relaxed atmosphere, combined with its reputation as a lifestyle destination, makes it particularly appealing for those looking to enjoy the very best of Edinburgh living.

Taken as a whole, this is a location that offers an exceptional balance of convenience, outdoor space and social lifestyle, all within easy reach, making it an ideal choice for a wide range of buyers seeking both practicality and quality of life.



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