

# 1/6 Boat Green

CANONMILLS, EDINBURGH, EH3 5LL



*Spacious One Bedroom First Floor Flat In Canonmills*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat on the first floor, situated in the popular area of Canonmills.

# THE LIVING ROOM



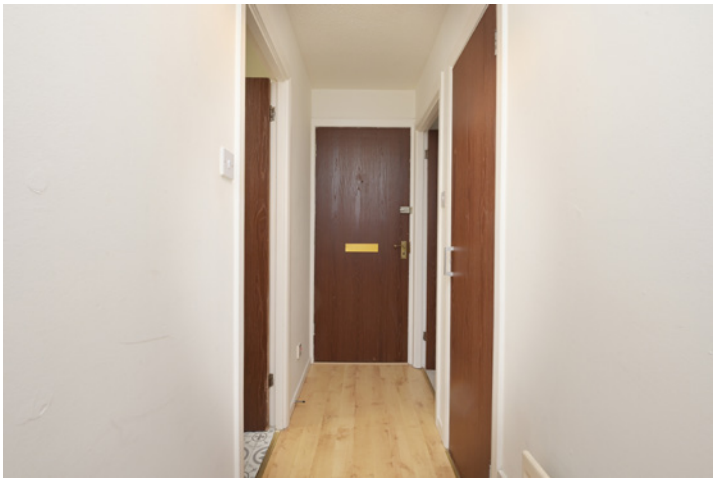
Inside, the property comprises:

- Spacious living/dining room which is flooded with natural light and overlooks the Water of Leith.
- Fully equipped kitchen which is fitted with electric hob, fan oven and freestanding white goods.



# THE KITCHEN





- There is one double bedroom which is fitted with integrated wardrobes.
- The bathroom is fitted with a three-piece shower room with an electric shower over the bath.

# THE BATHROOM





# THE BEDROOM





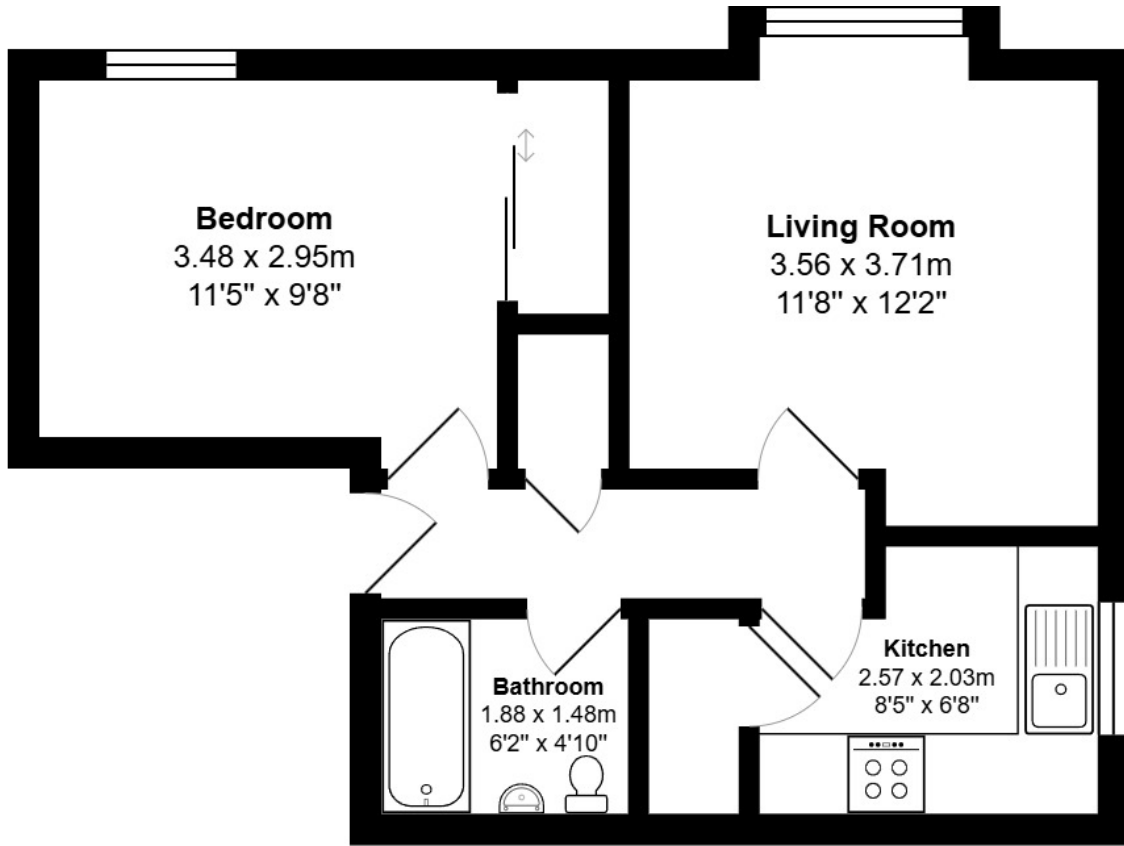
In addition, the property includes excellent storage, private resident parking and gas central heating making for a warm home, year-round.

# EXTERNALS



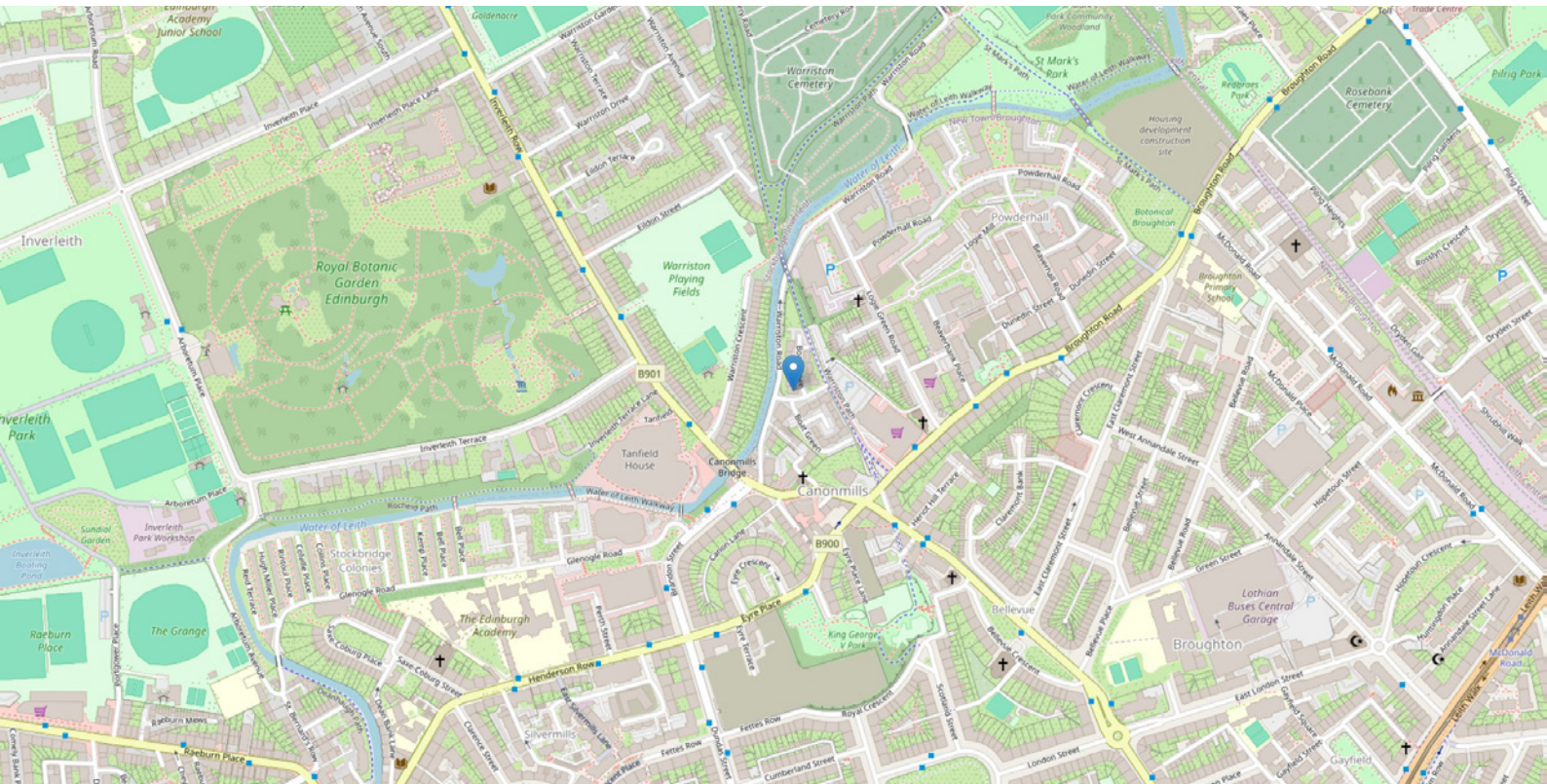


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 35m<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.



  
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Part  
Exchange  
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