

# 5/12 Boat Green

EDINBURGH, EH3 5LL



WELL PRESENTED ONE-BED  
TOP-FLOOR FLAT



0131 524 9797



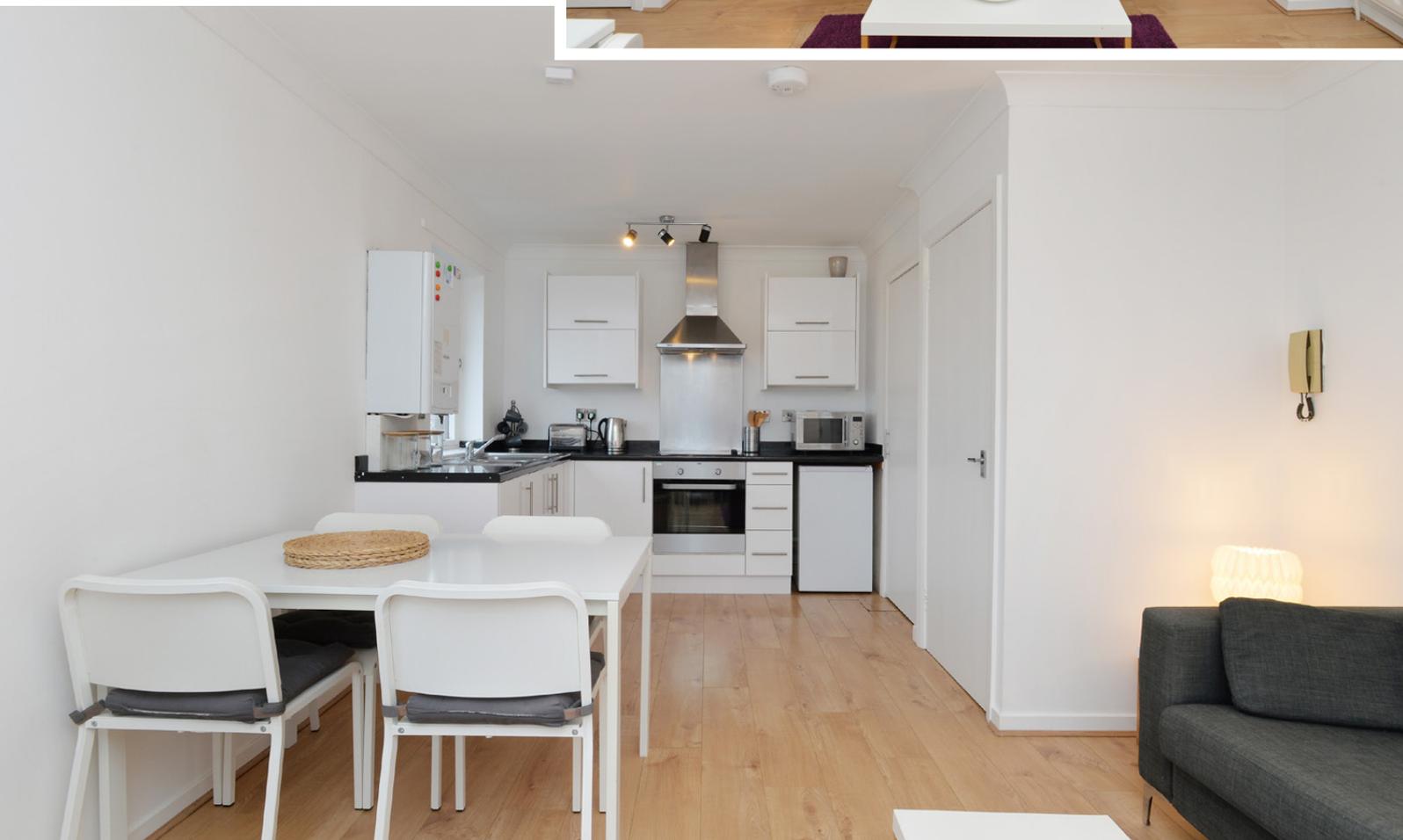
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McEwan Fraser Legal is delighted to present to the market this stylish and inviting one-bedroom top floor flat, offering a contemporary urban living experience in the heart of the sought-after Canonmills neighbourhood in Edinburgh.

As you step into this delightful flat, you are greeted by a well-designed open plan kitchen and living room, providing a spacious and versatile living area. The kitchen has excellent storage and ample counter space, making it an ideal setting for both casual meals and entertaining guests. The seamless flow from the kitchen to the living room creates a comfortable and sociable atmosphere, enhanced by the abundance of natural light streaming through the windows.









The bedroom, a cozy haven, features a tranquil ambiance and offers a private retreat at the end of a busy day. Generously proportioned and thoughtfully laid out, this space ensures a perfect blend of comfort and functionality.

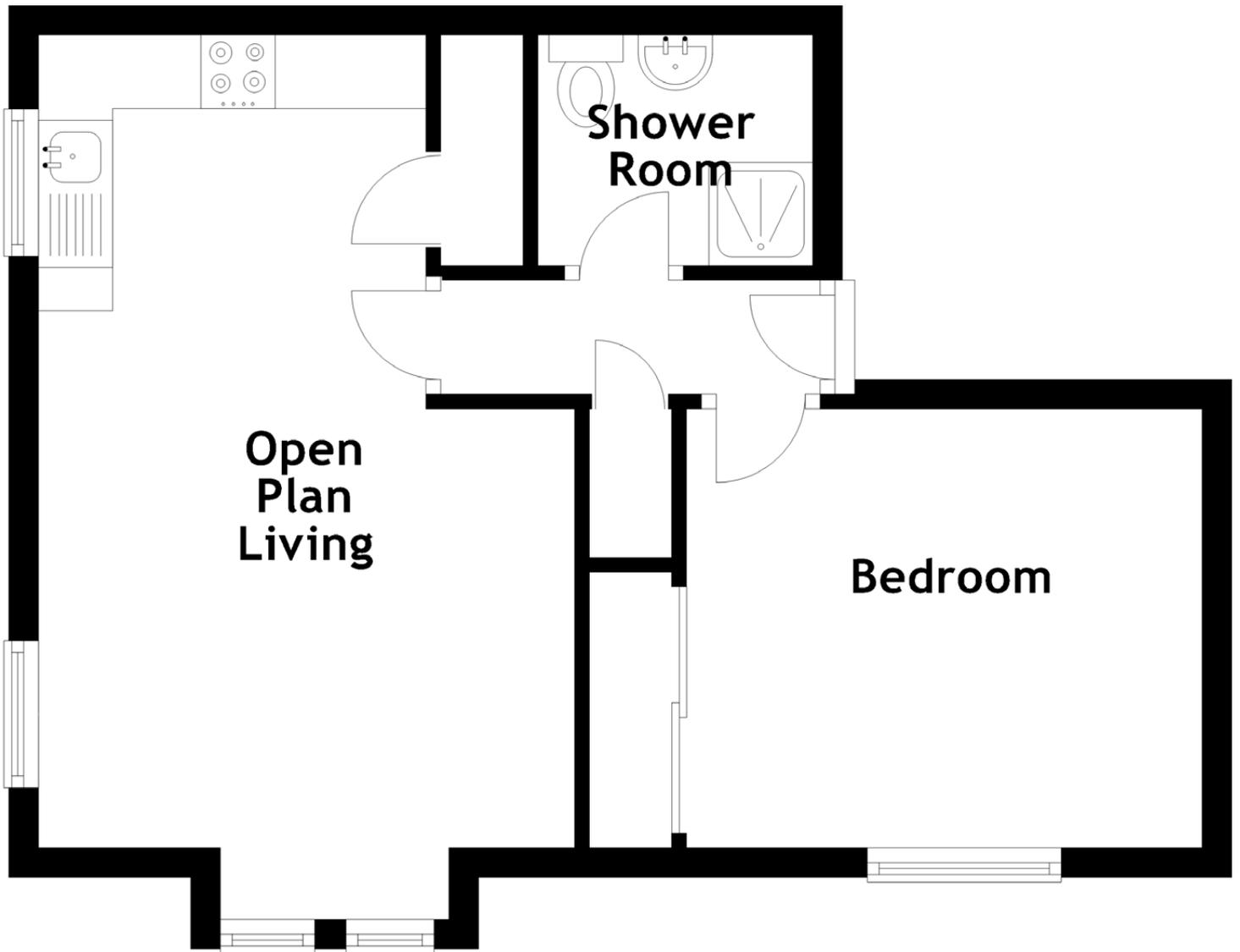






The accommodation is completed by a modern shower room, boasting a contemporary finish and an electric shower.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.52m (18'1") x 3.90m (12'10")
Bedroom	3.48m (11'5") x 2.98m (9'9")
Shower Room	1.85m (6'1") x 1.57m (5'2")

Gross internal floor area (m<sup>2</sup>): 37m<sup>2</sup>

EPC Rating: C



Perched on the top floor, the flat enjoys a sense of privacy and tranquility, away from the hustle and bustle of the city. The elevated position also offers stunning views of the surrounding Canonmills neighbourhood and the cityscape, creating a picturesque backdrop.





## ROYAL BOTANIC GARDENS

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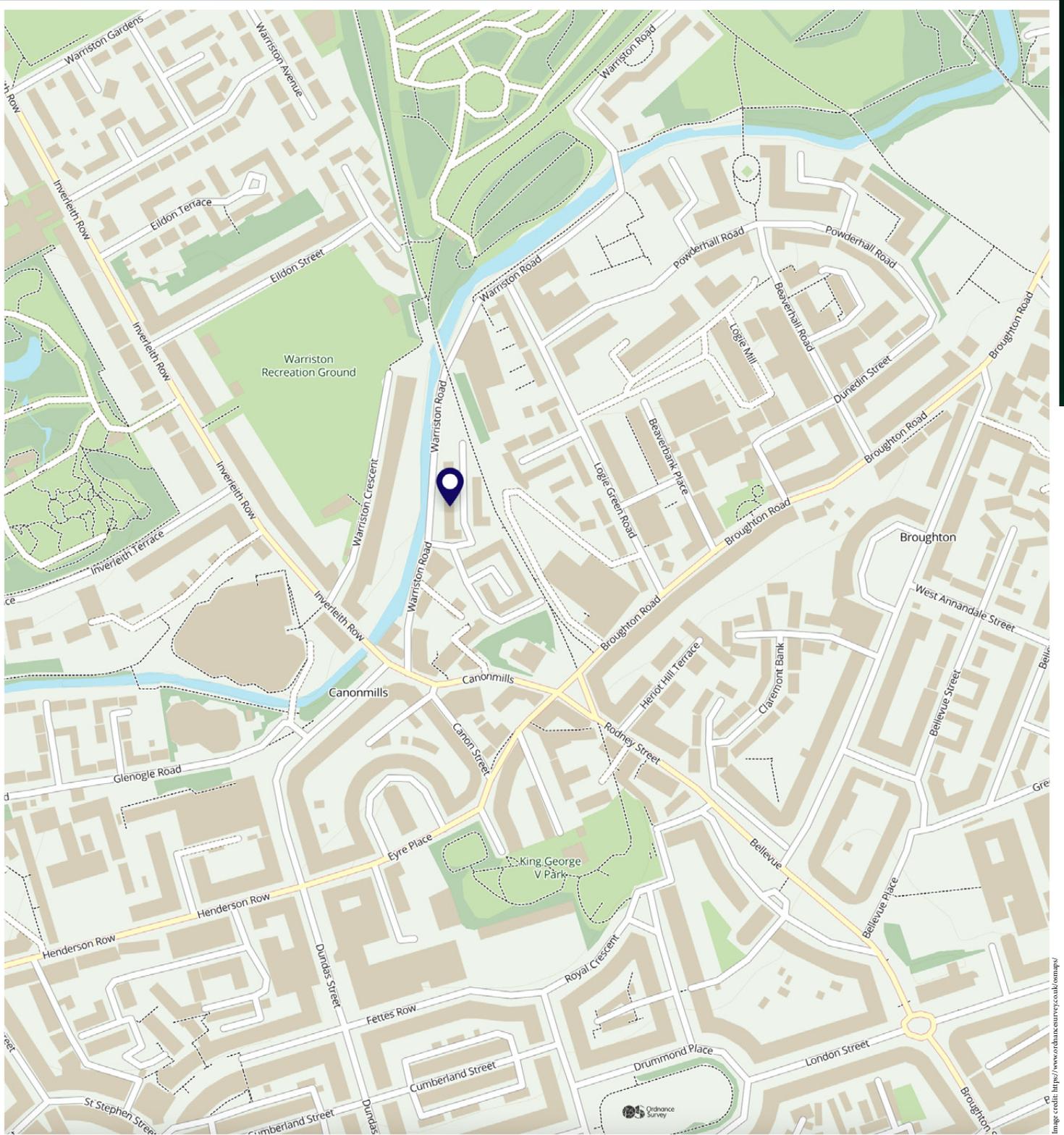
Canonmills is an extremely popular and sought after area lying to the north of the city centre. Within the immediate vicinity there are a wide range of local shopping, transport, recreational and educational facilities.

Local shopping can be found within the immediate vicinity for all your daily requirements but for those whose needs are great a Tesco's 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 Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the City. 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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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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