



14/12 Boat Green, Edinburgh, EH3 5LN

*Well-presented one-bedroom top floor flat with private parking close to the Water of Leith*

URQUHARTS  
EDINBURGH



## DESCRIPTION

14/12 Boat Green is a well-presented one-bedroom top floor flat with private residents parking situated in the popular Canonmills area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright open plan living room / dining room / kitchen; fitted kitchen with wall and base units, integrated appliances, and pantry/store cupboard; good sized-double bedroom with built-in wardrobe; and a shower room.

## ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Double bedroom. Shower room.

Gas central heating. Double glazing. Communal landscaped grounds. Partially floored attic. Two unallocated residents parking spaces. The development is factored by James Gibb and there is an approx. quarterly fee of £130 (including common buildings insurance).

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

## LOCATION

Boat Green is situated in the highly popular Canonmills area, lying just north of the City Centre. There are excellent local facilities nearby including a Tesco supermarket, and a wide selection of shops, cafes, delis, bistros, and restaurants in nearby Broughton, Stockbridge, and the city centre. For recreation there is The Royal Botanic Gardens, Inverleith Park, St Marks Park and Leith Walkway & Cycle Path. Regular buses run to and from the city centre and surrounding areas, and Waverley Rail Station and St Andrews Bus Station are conveniently close by. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach via the A90 heading west, and nearby London Road or Ferry Road connects via the City Bypass to the A1 heading south.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**

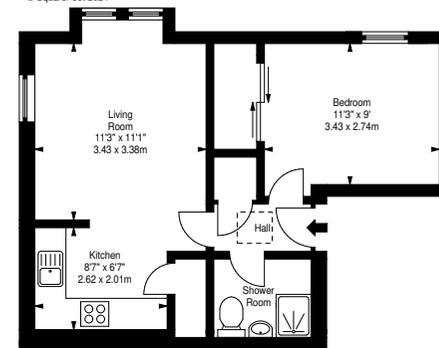
The property has an Energy Rating Category **C**



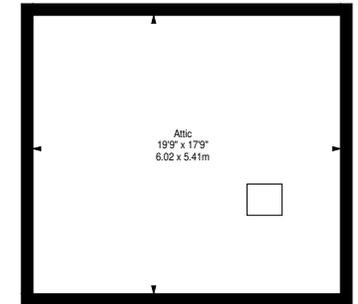
Flat 12,  
14 Boat Green,  
Edinburgh,  
Midlothian, EH3 5LN



Approx. Gross Internal Area  
410 Sq Ft - 38.09 Sq M  
Attic  
Approx. Gross Internal Area  
351 Sq Ft - 32.51 Sq M  
For identification only. Not to scale.  
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Third Floor



Attic