

19/3 Boat Green

EDINBURGH, EH3 5LW



*CHARMING APARTMENT IN
SOUGHT-AFTER BOAT GREE*



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McEwan Fraser Legal is delighted to present this beautifully presented apartment in the highly desirable Boat Green area of Edinburgh. Situated within a peaceful residential setting, this property offers an excellent opportunity for first-time buyers, professionals, or investors looking for a well-appointed home in a prime location.

Upon entering, you are welcomed by a bright and spacious hallway. The well-proportioned living room is bathed in natural light, offering a warm and inviting space perfect for relaxation and entertaining.

The stylish kitchen is fitted with modern cabinetry, high-quality appliances, and ample workspace, making it a practical and enjoyable area for cooking and dining. The bedroom, living area is generously sized, benefiting from built-in storage and large windows that enhance the sense of space and light.



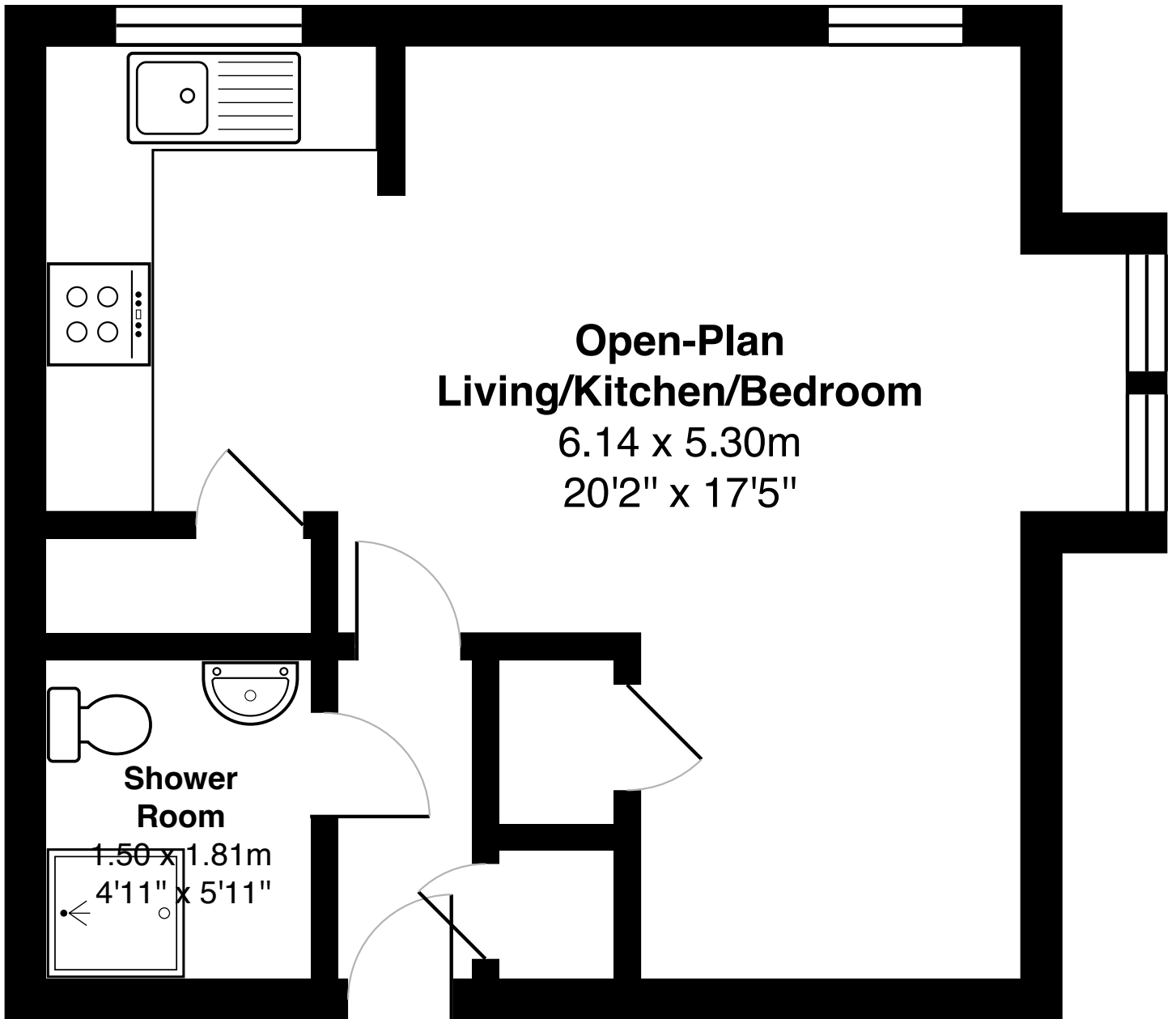






The contemporary bathroom is finished to a high standard, featuring a sleek three-piece suite with a shower over the bath.





Gross internal floor area (m²): 30m²

EPC Rating: D



Externally, the property enjoys access to well-maintained communal gardens and ample on-street parking. The location is ideal, with excellent transport links, local amenities, and the vibrant city centre just a short distance away.



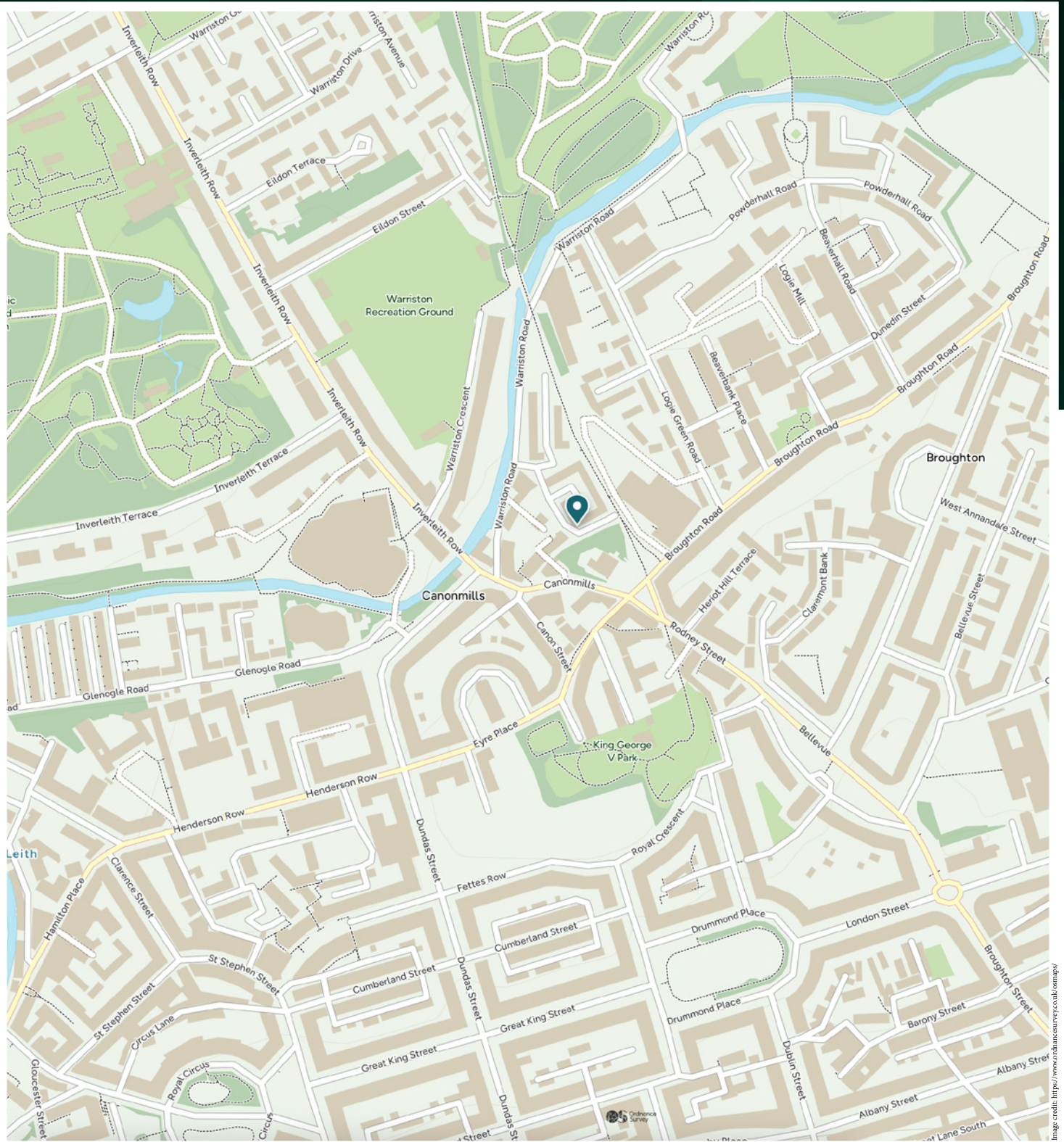


Canonmills is an extremely popular and sought after area lying to the north of the city centre. Within the immediate vicinity there are a wide range of local shopping, transport, recreational and educational facilities. Local shopping can be found within the immediate vicinity for all your daily requirements 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 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.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
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Text and description
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