

campbell
smith

16/2 Boat Green,
EDINBURGH,
EH3 5LN



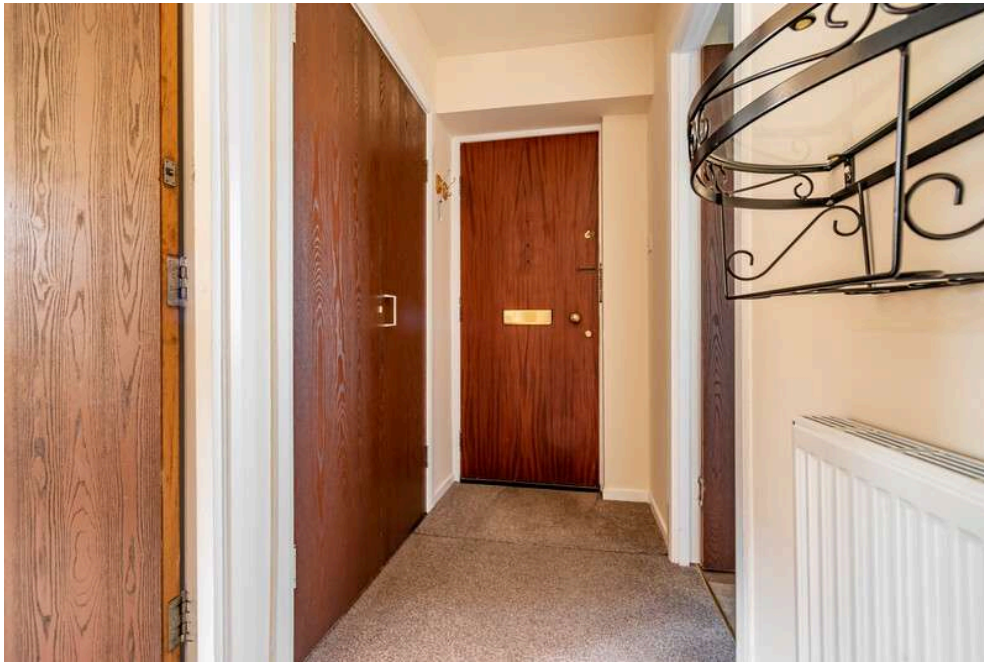
- Excellent ground floor flat with private parking
- Popular modern factored development
- Ideally placed for city centre & Stockbridge
- High amenity area
- Entry phone
- Sitting/dining room
- Kitchen
- Double bedroom with built-in mirror wardrobe
- Bathroom with shower over bath
- Gas central heating
- Communal landscaped gardens

Offers Over : £170,000

espc / rightmove  / Zoopla /  //  // 

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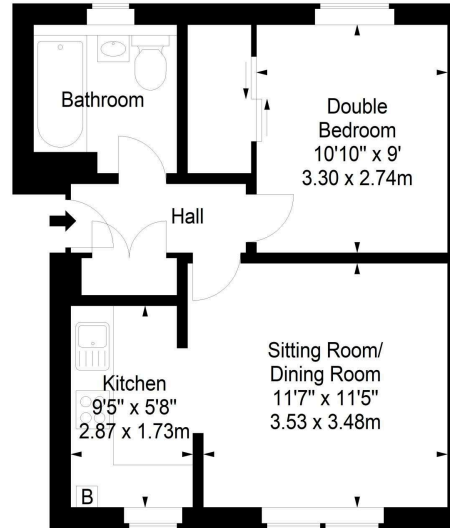
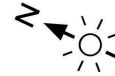




**Boat Green,
Edinburgh, EH3 5LN**



Approx. Gross Internal Area
414 Sq Ft - 38.46 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

+ Extras
The fitted carpets & kitchen white goods are included. The furniture is available

 Buses
Broughton Rd - 13,36. Rodney Street - 8, 9

 Shops
Canonmills, Stockbridge, Tesco on Broughton Road, Lidl on Logie Green Road

 Schools
Broughton PS, St Mary's RC PS, Drummond Community High, St Thomas of Aquin's RC High

 Parking
Private residents & visitors parking permits

 Council Tax Band - C

 EPC - D

 Factor
James Gibb - The last quarterly payment was £115.17 which covered communal cleaning, garden maintenance & block buildings insurance

 Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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