

Edzell is a very comfortable 2006 57ft x 12ft widebeam, built by Canalcraft & fitted out by Richard Fee. With the same owners since launch, she boasts a lovely combination of space, light, storage and practical living with all the creature comforts that one could need.

From the bow, the well deck (housing storage lockers, gas and bowthrusing batteries) leads through into the bedroom through solid oak double doors. En Suite wc (pumpout) and showeroom.

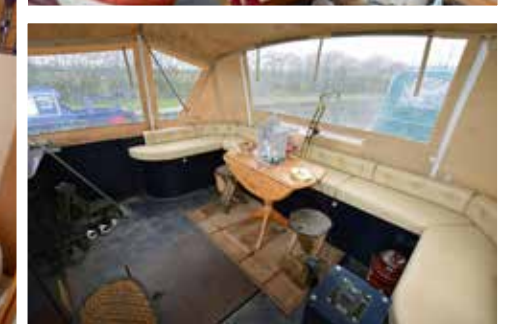
Down through the corridor on the port side, passing a huge wardrobe, into the very well equipped and fitted out kitchen. Herein lies plenty of cupboard and drawer space, dishwasher, washing machine, cooker (with extractor fan over), granite work tops, and a double sink arrangement with mixer taps.

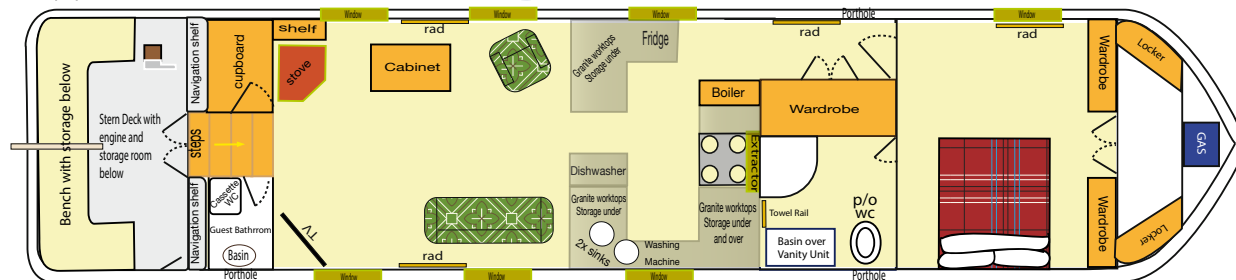
On into the open plan saloon, currently housing free standing furniture and the multifuel stove. All very well lit throughout with good sized windows and a roof light.

The stairwell leads up from the saloon onto the stern deck. On one side of the stairs is a second wc (cassette) and wash room, and on the other is a very spacious storage room.

The stern deck is very spacious, perfect for both cruising and socialising with friends, with ample storage both under the seats and in the engine room below, which also houses the Barrus Shire 60HP engine.

Fully heated throughout and lined in an ash finish, *Edzell* is a very comfortable craft, whether she is for a home or a holiday retreat.





For reference only – not exactly to scale

MAIN DETAILS

Style: Widebeam • **Length:** 57ft • **Beam:** 12ft • **Berths:** 2 fixed + lounge space • **Builder:** Canalmaster Hull, Swiftcraft / Richard Fee fit out
Steel thicknesses: 10 / 6 / 5 / 4 • **Year:** June 2006 • **Reg No:** CRT 514220 • **Boat Safety:** June 2018

DIMENSIONS

Well deck:	4' 0"
Saloon:	11'6" x 12'
Galley:	11'6" x 8'4"
Bedroom:	11'6" x 10'
Main Bathroom / WC:	6'3" x 6'
Second washroom / WC:	4' x 4'
Stern deck / Engine room:	10' x 6'8"
Stern Store room:	4' x 4'
Wardrobe (Bedroom):	2@ 3'2" x 2'2"
Wardrobe (Corridor):	8'6" x 2'
Internal headroom:	6'6"
Draught / Air Draught:	0.5m / 1.75m

PROPULSION

Engine:	Barrus Shire 60hp
Hours:	970 hrs
Transmission:	PRM 260 Hydraulic gearbox
Fuel tank:	100 gallons
Weedhatch:	Above propeller in engine room
Bowthruster:	Nobels 9hp. 12V electric
Propeller:	20" x 18"

CABIN FIT OUT AND FURNISHINGS

Insulation:	Fire retardant polystyrene
Ballast:	Concrete flags
Ceiling:	Ash trims and frames on ash finished boards
Cabin sides:	Ash trims and frames on ash finished boards
Hull sides:	Ash trims and frames on ash finished boards
Flooring:	Oak laminate
Windows etc:	Lounge / Galley / Bedroom: 7@ 36"x21" gold coated hopper types. Bathrooms & corridor: 3 x 18" gold coated hopper portholes
Side doors:	None. Solid oak framed bow doors from bedroom onto well deck
Seating:	Internal: Free standing sofa and armchairs. Stern deck: U shaped bench arrangement
Cooking:	Enigma 4 burner hob, grill and oven
Fridge:	Beko 12v
Galley worktops:	Granite
Washer:	230v Zanussi 1400 6kg washing machine. Fullsize dishwasher
WC:	Alize electric pumpout (main bathroom). Thetford cassette in guest bathroom
Shower:	Quadrant shower
Basin:	Ceramic in both bathrooms
Berths:	Fixed double in bedroom. Ample space in open plan lounge for sofa bed / airbeds
Media:	None

MAINTENANCE

Last blacked:	2014
Anodes:	4x25kg Magnesium (new 2014)
Engine serviced	2012, but reportedly runs very well

HEATING & WATER SUPPLY

Tank & capacity:	200 gallons (wc holding tank 100 gallons). Flojet pump
Stove:	Bubble multi fuel
Central heating:	4 radiators & towel rail. Alde balanced flue gas.
Hot Water:	Immersion, calorifier or Alde

POWER

Alternators:	12V DC Yanmar 110 and 70 amp
Batteries:	5 (1 starter & 4 domestic). 100 amph. Bowthruster x2
Lighting:	22 units (chrome roof lights)
Inverter/charger:	Victron multi 1500W / 80amp
Generator:	None
Other electrical:	12V DC via tripboard, 240V input MCB trips & outputs. Landline & 8 double sockets
Gas:	2 x 13kg housed in bow locker

Important Notice: In this transaction we are acting as Brokers only. We are informed that this sale is not related to the Owner's business, trade or profession. Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed. The particulars are intended only as a guide and they do not constitute a term of any contract. A prospective buyer is strongly advised to check the particulars and where appropriate to have the vessel fully surveyed and inspected, sea trialled and opened up.

STORAGE

Drawers:	Galley: 4
Shelving:	Free standing units through out but not all part of sale
Cupboards:	9 in galley
Wardrobe:	Bedroom: 2 Corridor: 1. All very good sizes
Other:	Large 4'x4' boot / storage / utility room at foot of stair well

NAVIGATION EQUIPMENT

Horn, spotlight, ropes, fenders, mooring pins, piling irons, windlasses

EXTERNAL

Cratch cover and full pram cover at stern, fully collapsible. Gas locker in the bow, and storage lockers either side of the well deck. Stainless steel water tank below.

£84,950