

54/2 St Marys Street

OLD TOWN, EDINBURGH, EH1 1SX



*Two/three bed apartment with large terrace in
the heart of Edinburgh's historic Old Town*



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McEwan Fraser Legal is delighted to present this lovely first floor flat in the heart of Edinburgh's historic Old Town. The flat is equally well utilised as two or three-bedroom apartment dependent upon individual preference. Internally, the property is well presented, enjoys ample proportions and benefits from direct access onto a large communal terrace; an extremely unusual feature in the area.

BEDROOM/LIVING ROOM



Internally, the property is arranged around a central hallway which includes storage. There are two large front-facing apartments that are currently utilised as bedrooms. Both of these rooms enjoy excellent natural light, high ceilings, coving and original sash and case windows with supporting secondary glazing. The larger of the two rooms would make a stunning living room if the flat were to be utilised as a two bed. The third bedroom is a good-sized single which directly overlooks the rear terrace.

BEDROOM 2



BEDROOM 3



KITCHEN/LIVING ROOM



The kitchen/living room is adjacent to the rear third bedroom and includes a door opening on the large terrace which is a real sun trap. The contemporary kitchen includes base and wall mounted units arranged around a free-standing cooker.



THE SHOWER ROOM



Accommodation is completed by a stylish shower room which is partially tiled and finished with a white suite and walk-in shower.

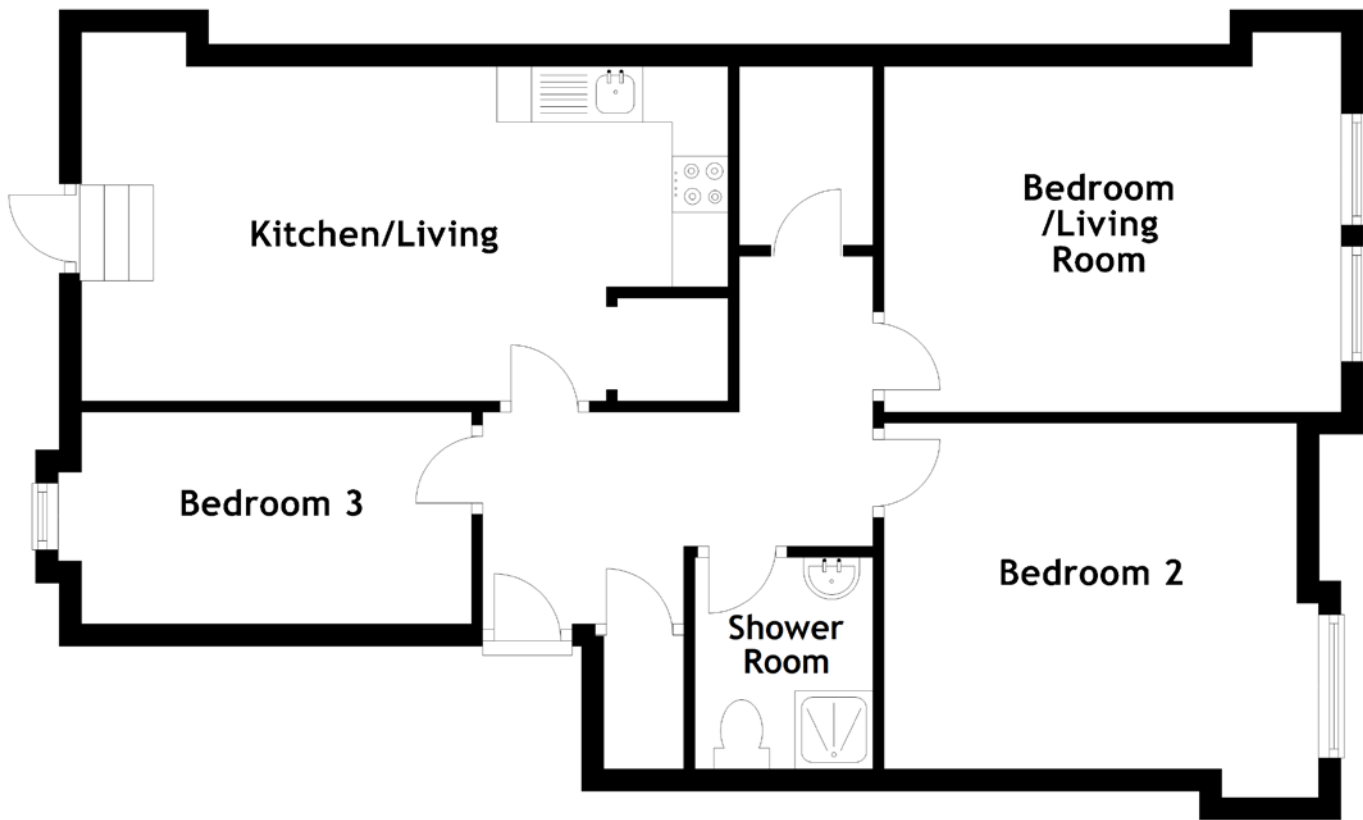


This is a versatile property in an ideal location and would be a superb acquisition for investor and end-user alike.

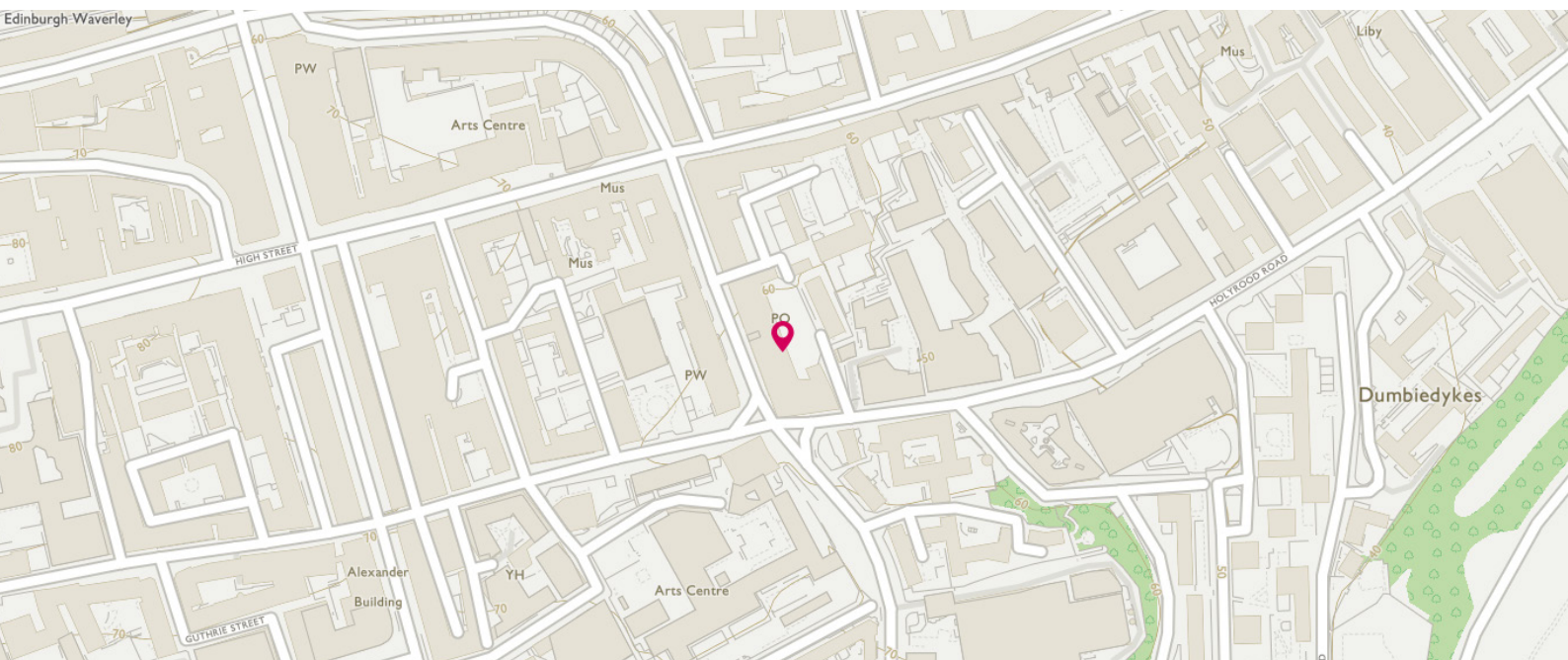
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Kitchen/Living	5.80m (19') x 3.00m (9'10")
		Shower Room	1.90m (6'3") x 1.60m (5'3")
Bedroom/Living Room	4.10m (13'5") x 3.10m (10'2")	Gross internal floor area (m ²): 65m ² EPC Rating: C	
Bedroom 2	3.70m (12'2") x 3.10m (10'2")		
Bedroom 3	3.50m (11'6") x 1.90m (6'3")		



THE LOCATION

The Old Town of Edinburgh is rich in culture and history and at its heart is the Royal Mile. The Canongate is a historic section of the Royal Mile, close to Holyrood Palace and the Scottish Parliament.

As well as proving attractive to visitors from around the world, the Old Town offers residents a good selection of local facilities including specialist shops, bars, restaurants and narrow closes and lanes which create a unique atmosphere and provide numerous places of interest. Steps ascend Calton Hill, starting only 3 minutes from the property, for perfect views over the length of Old Town and across all of New Town with river and sea surrounds. Here, the concept of 'panorama' was literally created.





Walking up the Royal Mile for 3 minutes will take you to the modern architecture of the Scottish Storytelling Centre with regular events and a café, and the John Knox House museum in an area replete with beautiful hidden closes and courtyards.

Walking down the Canongate for 5 minutes, you arrive at the Queen's residence of Holyrood House, with a palace, art gallery and grounds open year-round for a single ticket. Opposite it is the Scottish Parliament, open to architectural visitors and parliamentary observers, with its modern landscaped garden and seating capacity of over 200. Both are magnificently overlooked by Salisbury crags, the extended high features of Holyrood Park with a path starting across the road ascending Arthur's Seat.

The entrance to Waverley Station is a 7-minute walk from the property, while Princes Street, the St James Centre and the Omni Centre are a 10-minute walk. The New Waverley development will open almost on your doorstep, designed in continuance with the Waverley Arches. During the Festivals, venues open up for all manner of comedy and high culture, in exciting spaces around.

Regular bus services operate to various parts of the city and surrounding areas. The open spaces of Holyrood Park are nearby as are the manicured gardens of Dunbar Close.

Commuting by train is straightforward with Waverley Station close at hand as is Edinburgh's Tram system offering quick and direct access to Edinburgh Airport.

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Part
Exchange
Available



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