



*Traditional one bedroom garden level flat which is located in the heart of Edinburgh's Old Town*



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McEwan Fraser Legal is delighted to present this traditional one bedroom garden level flat which is located in the heart of Edinburgh's Old Town.

# LIVING ROOM/KITCHEN



Internal accommodation is focused on a stylish open-plan living room/kitchen which boasts a lovely contemporary finish including painted wooden flooring, a feature fireplace and a large original sash and case window that showcases views of the garden and bathes the room in natural light. The room has a natural personality and is an exceptional space for entertaining family and friends.





A stylish fitted kitchen is neatly located off the living space and is fitted with modern work units, contemporary work surfaces with striking mustard tiled splashback. An alcove off the living area provides a charming space to include a dining table and chairs for open-plan social dining.





# DINING ROOM & HALLWAY



The property features a generous sized double bedroom, presented to a very high standard with a traditional fireplace as the focal point of the room. The modern bathroom has a white suite with a shower over the bath and is decorated with neutral, white tiling.

# BEDROOM





# BATHROOM





An external store/cellar provides additional and extensive storage space. Mature, communal garden grounds are located to the rear of the property, overlaid with a lawn and offering a peaceful retreat from the city centre to enjoy in the summer months. The area provides on-street parking. The property features original sash and case windows with gas central heating.

This is a quiet and peaceful flat with easy access to outside space located right in the heart of the city. It would make a fantastic acquisition for end-user and investors alike.

# GARDEN



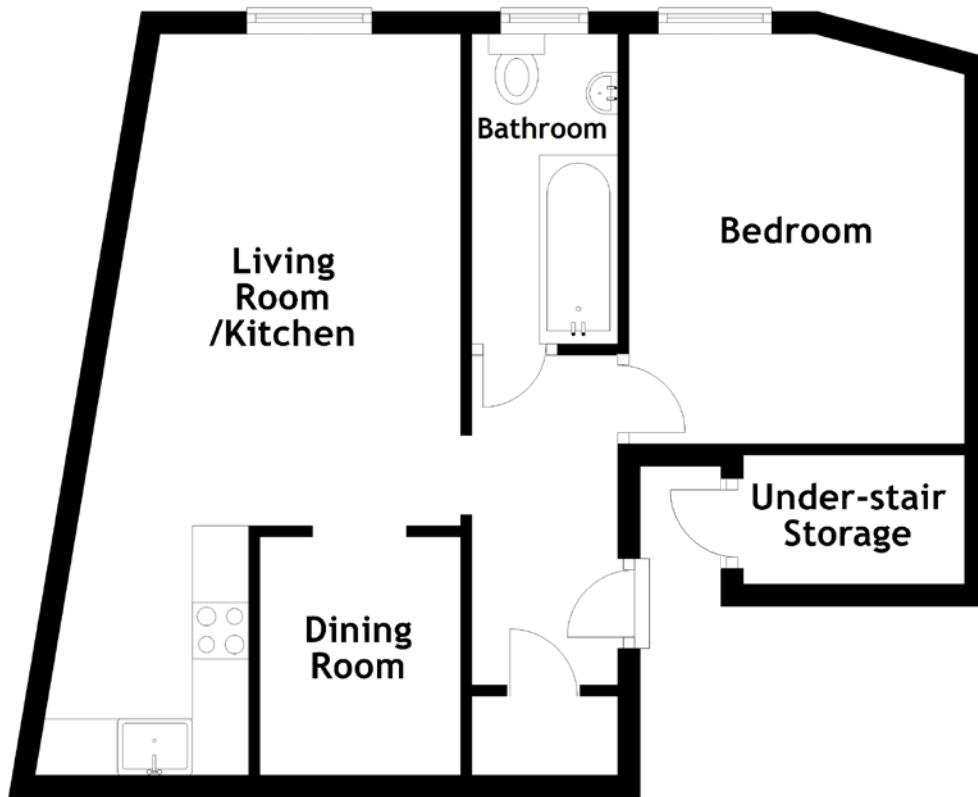


# VIEWS





# FLOOR PLAN, DIMENSIONS & MAP

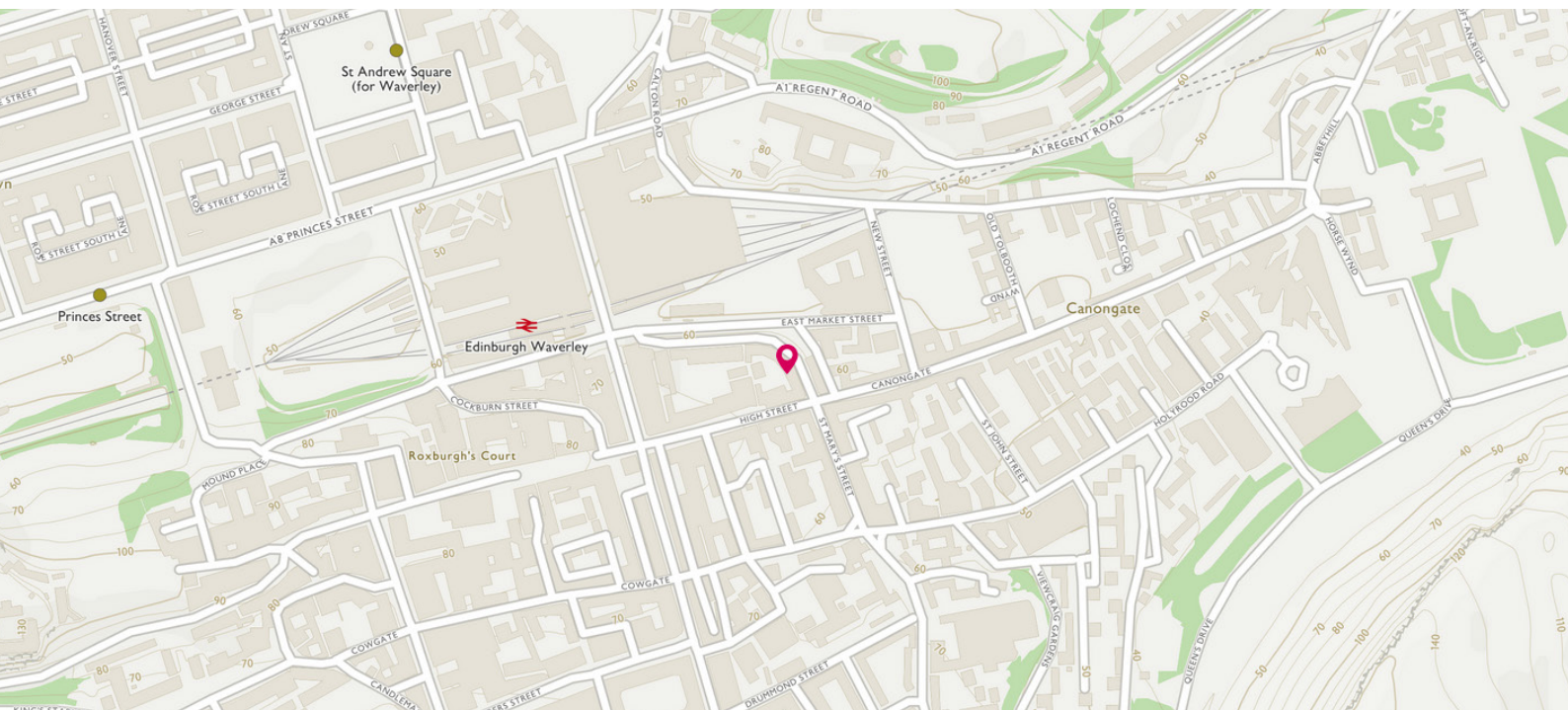


Approximate Dimensions  
(Taken from the widest point)

Bathroom 2.76m (9'1") x 1.30m (4'3")  
Under-stair Storage 1.97m (6'6") x 1.15m (3'9")

Living Room /Kitchen 6.60m (21'8") x 3.42m (11'3")  
Dining Room 2.12m (6'11") x 1.79m (5'10")  
Bedroom 3.65m (12') x 2.99m (9'10")

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup>  
EPC Rating: D





# 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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