

# 35/2 George IV Bridge

OLD TOWN, EDINBURGH, EH1 1EL



*Generously Proportioned Three Bed Flat in  
Edinburgh's Popular Old Town*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this spacious three-bedroom top-floor flat in Edinburgh's historical Old Town.

# THE LIVING ROOM & KITCHEN



THIS IMAGE HAS BEEN VIRTUALLY STAGED



THIS IMAGE HAS BEEN VIRTUALLY STAGED

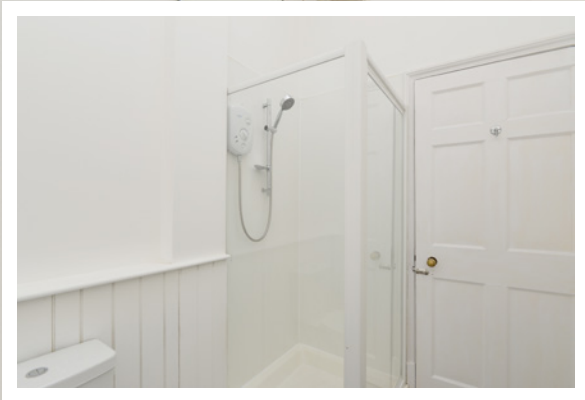
Inside, the property comprises:

- Spacious living room which is flooded with natural light down to the large windows and southwest aspect.
- Fully equipped breakfasting kitchen which has been recently modernised and is finished to an excellent standard. Fitted with a hob, fan oven and white goods.



- There are three generous double bedrooms in the property which come with built-in wardrobes and are neutrally decorated.
- The flat benefits from one main bathroom which is in good condition and is fitted with a four-piece suite.

## THE BATHROOM



# THE BEDROOMS



three generous double bedrooms in the property which come with built-in wardrobes

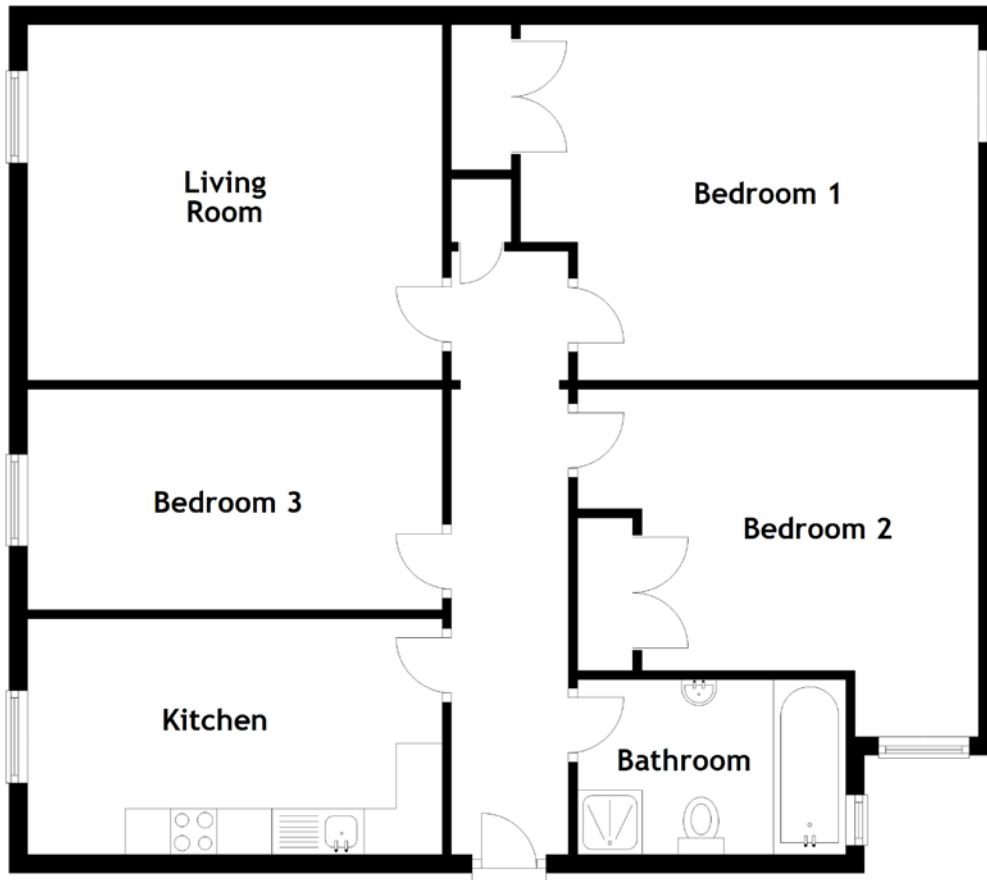


In addition, the flat benefits from a mixture of double glazing and single glazed sash and case windows, and gas central heating and also features skylights throughout which flood the property with natural light at all times

# VIEWS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room 4.50m (14'9") x 3.86m (12'8")  
 Kitchen 4.50m (14'9") x 2.56m (8'5")  
 Bathroom 2.91m (9'7") x 1.90m (6'3")

Bedroom 1 4.97m (16'4") x 3.76m (12'4")  
 Bedroom 2 4.35m (14'3") x 3.72m (12'2")  
 Bedroom 3 4.50m (14'9") x 2.39m (7'10")

Gross internal floor area (m<sup>2</sup>): 92m<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 King'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.



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.