

2 Campbells Close

OLD TOWN, EDINBURGH, EH8 8JJ



CHARMING TWO-BEDROOM MAIN-DOOR FLAT



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McEwan Fraser Legal is delighted to present this charming two-bedroom, main-door flat, set within a historic former maltings building originally constructed by the Blair family to serve the Craigwell Brewery. The brewery's remains still stand opposite Campbell's Close on Calton Road, adding a unique sense of heritage to the setting.

Offered to the market chain-free, the property boasts generous proportions throughout. In addition to two well-sized bedrooms, there is a bright living room with a semi-open-plan kitchen, a spacious box room ideal as a home office or dressing room, and a large, well-appointed bathroom. A particular highlight is access to a beautifully maintained communal garden, an exceptional and highly sought-after feature in the Old Town.

Approached via a charming cobbled lane that evokes a sense of stepping back in time, a short set of steps leads to the private main entrance. The front door opens directly into a spacious living room, offering ample room for both lounge and dining furniture. The space is full of character, with subtle nods to the building's industrial past, creating a warm and inviting atmosphere ideal for entertaining.





The adjoining kitchen is arranged in a semi-open-plan layout and features a range of solid wood base units with wooden worktops. These elements lend a rustic charm that complements the property's historic character. A door from the kitchen leads out to a small shared courtyard, providing additional natural light and a pleasant outdoor aspect.



The two bedrooms are positioned on either side of the living space. The principal bedroom, located to the right upon entry, offers generous space for a full suite of furniture and benefits from an integrated wardrobe. The second bedroom is similarly well-proportioned. To the rear, the large box room provides excellent flexibility as a study, dressing room, or additional storage space.





Bedroom 2





BOX ROOM



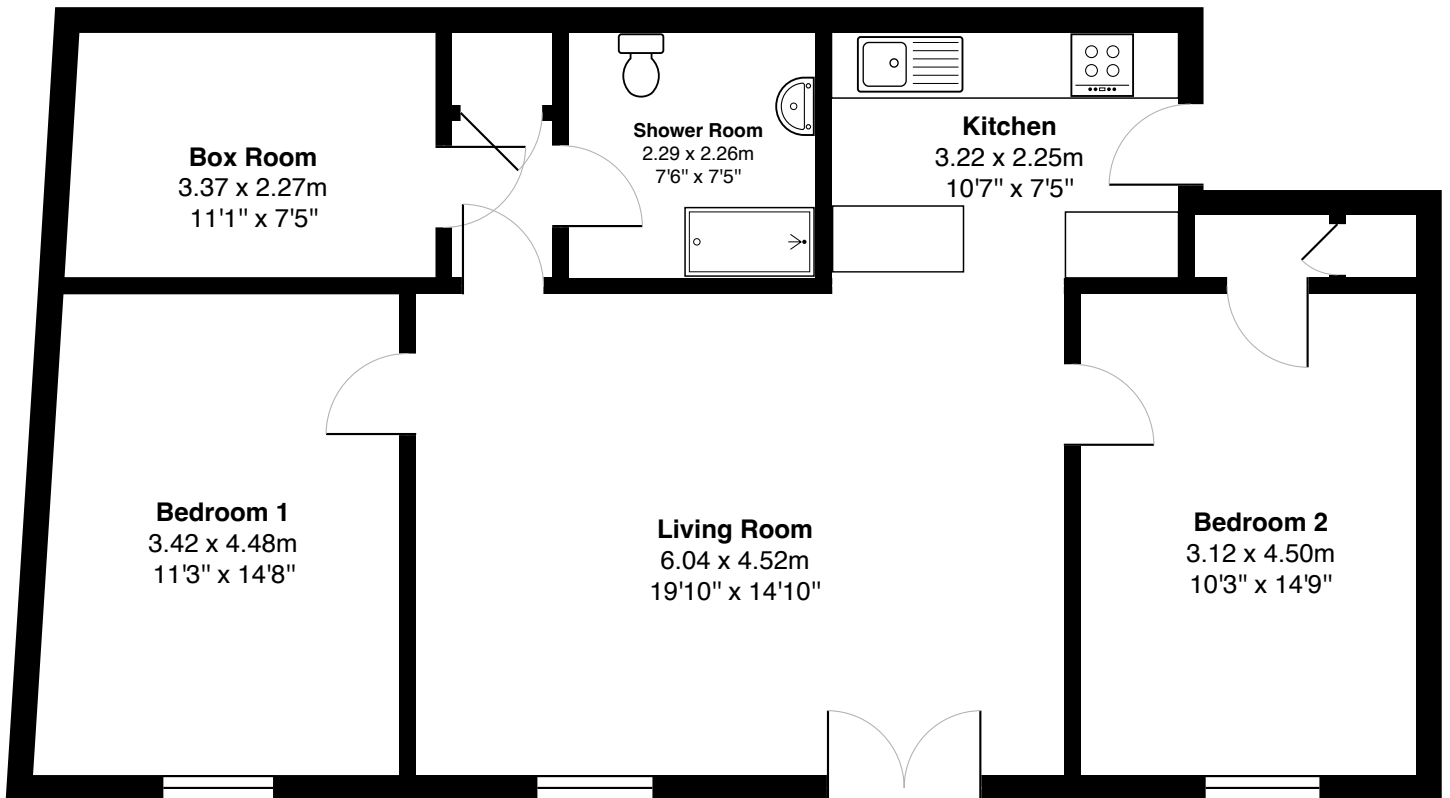


The accommodation is completed by a spacious shower room, fitted with a contemporary white suite and a large walk-in shower.





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Gross internal floor area (m²): 83m²

EPC Rating: C

Floor Plan

To the rear of the building lies the beautifully maintained communal garden, a peaceful oasis and a rare luxury for a city-centre property of this kind. Its prime location, within easy reach of the Scottish Parliament, Holyrood Park, Waverley Station, and the Royal Mile, makes this property equally suited as a characterful home or a smart investment opportunity.

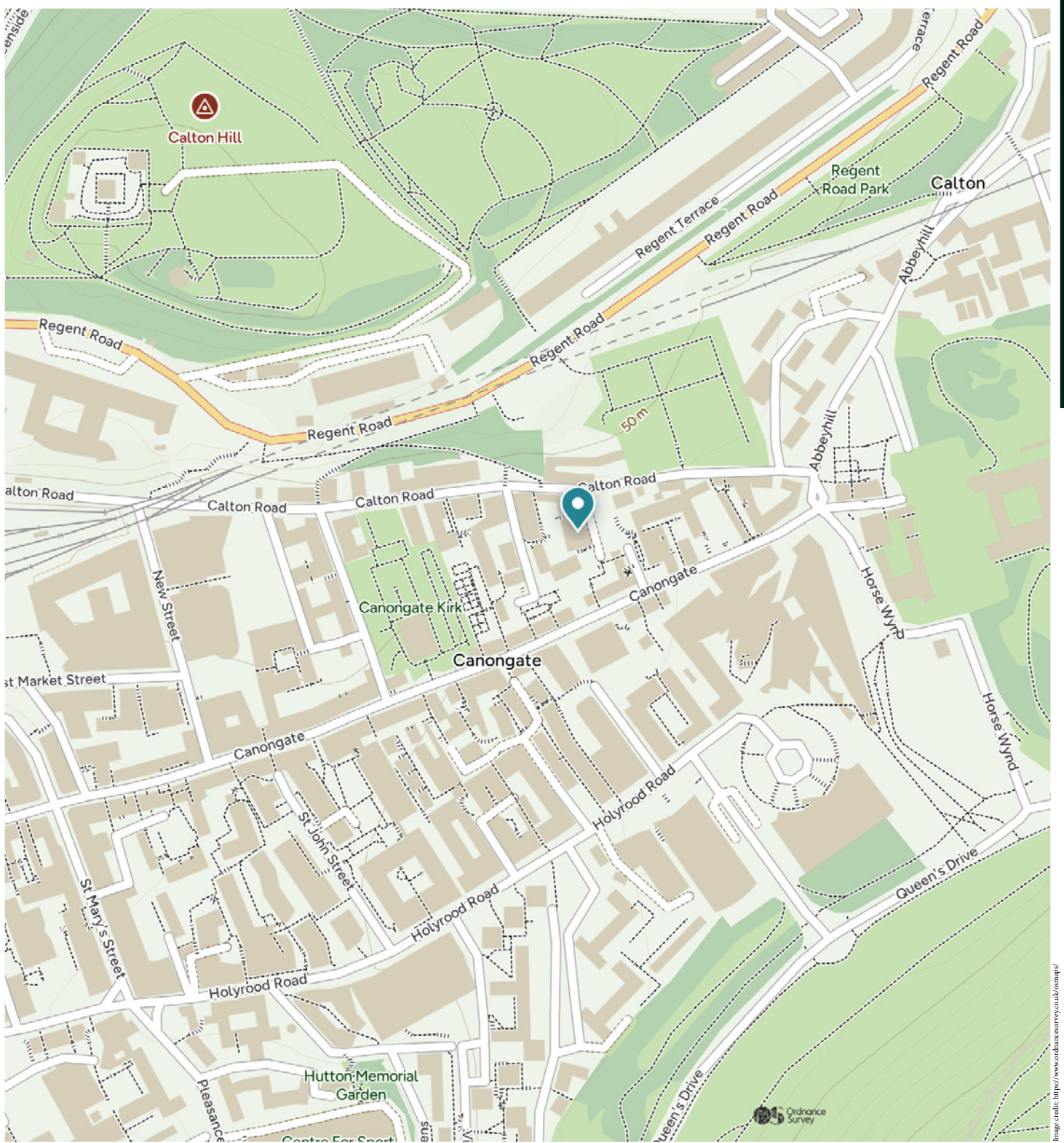




The Old Town of Edinburgh is steeped in history and culture, with the iconic Royal Mile at its heart. The Canongate lies moments from the Palace of Holyroodhouse and the Scottish Parliament. Campbell's Close, discreetly positioned just off the Canongate via Calton Road, offers a peaceful setting only a short stroll from the Parliament. The Old Town offers an excellent range of local amenities, including independent shops, cafés, bars, and restaurants woven among atmospheric closes and cobbled lanes. Just three minutes away, steps lead up Calton Hill, offering breathtaking panoramic views across the Old Town, New Town, and the Firth of Forth.

The Palace of Holyroodhouse and the Scottish Parliament are set against the dramatic backdrop of Salisbury Crags and Holyrood Park, with Arthur's Seat nearby. Further cultural highlights include the Scottish Storytelling Centre and John Knox House. The property benefits from excellent connectivity. Waverley Station, Princes Street, the St. James Quarter, and the Omni Centre are within easy walking distance via Calton Road, while regular bus services provide access across the city. Nearby green spaces include Holyrood Park and the landscaped gardens of Dunbar's Close.

The Location



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