





THE LOCATION

The property with its views and location hold a particular historic charm.

The conically-spired bartizaned 16C Tolbooth, which used to be the centre for the burgh of Canongate, gives its name to the street. It is now one of four free historic museums, churches and gardens within just two minutes.

Fine features of the Royal Mile lie just outside property, including the 17C Canongate Kirk, where the Queen may attend church, also a location for royal weddings, and its beautiful kirkyard, resting place of Adam Smith.

Just one minute from the property, steps ascend Calton Hill for perfect views over the length of Old Town. And across New Town with river and sea surround. Here the word 'panorama' was created.

A 5 minute walk down the Royal Mile lies the Holyrood Palace and grounds, open year round for a single ticket. Opposite it is the Scottish Parliament with a modern landscaped garden, open to architectural visitors and parliamentary observers. Both are magnificently overlooked by Salisbury crags, high features of Holyrood Park with hills for all walkers.

There is an entrance to Waverley Station a 5 minute walk from the property, while Princes Street, the St James Centre and the Omni Centre are 5 minutes further in the same direction. The New Waverley development will open almost on your doorstep.





THE PROPERTY

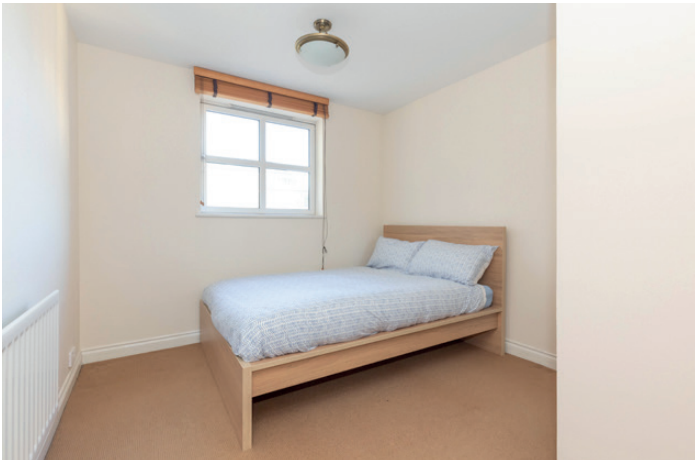
An excellent opportunity has arisen to acquire this spacious two-bedroom fourth-floor flat, making for an ideal buy-to-let opportunity or city centre residence, while being well located within the prestigious Old Town area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a utility cupboard which houses the boiler as well as a cloak cupboard, a bright and spacious sitting room with a Juliet balcony and a fully fitted, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/double oven, extractor hood, fridge/freezer, dishwasher, washing machine and under-unit lighting. There are two spacious bedrooms, both of which include built-in mirrored wardrobes and three-piece, partially tiled en-suite shower-rooms with extractor fans. The three-piece bathroom is also partially tiled and has an extractor fan.

This property also benefits from open views, including views up to Calton Hill from both the sitting room and the kitchen/diner, secure door entry system, a lift, gas central heating, which was upgraded August 2019, full double glazing and areas of communal grounds surrounding the property.

There is unallocated under-ground parking with fob access, while residents also can park within the courtyard. Visitors also can take advantages of the underground car park.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.06m (16'7") x 4.79m (15'9")
Kitchen	3.43m (11'3") x 2.86m (9'5")
Bedroom 1	4.33m (14'2") x 1.78m (5'10")
En-suite 1	1.78m (5'10") x 1.61m (5'3")
Bedroom 2	3.11m (10'2") x 2.81m (9'3")
En-suite 2	1.90m (6'3") x 1.68m (5'6")
Bathroom	2.13m (7') x 1.90m (6'3")

Gross internal floor area (m²): 82m²
EPC Rating: B

Extras (Included in the sale): All fixtures and fittings, including all blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

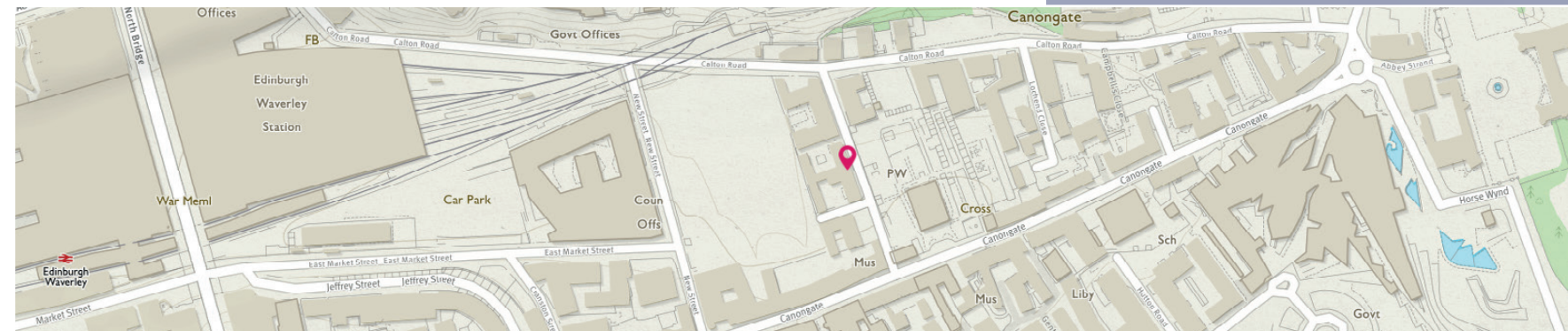


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