

2 Campbells Close

EDINBURGH, EH8 8JJ



MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT THIS
TWO-BEDROOM, MAIN DOOR, FLAT TO THE MARKET



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McEwan Fraser Legal is delighted to present this two-bedroom, main door, flat to the market. The flat is in a former maltings building that was built by the Blair family to serve the Craigwell Brewery, the remains of which faces Campbell's Close across Calton Road.

The property is offered to the market chain free and enjoys generous proportions throughout. Alongside the two bedrooms, there is a living room with attached kitchen, a large box room which would make an ideal workspace, and a large bathroom. The property also enjoys access to a large and well-maintained communal garden which is a rare and very welcome feature for a property in the Old Town.

Proximity to the Scottish Parliament, Holyrood Park, Waverley Station and the Royal Mile mean that the property would be ideal as a residential home or a sound investment property.



You approach the property along a cobbled lane which feels like walking back in time. A few steps lead to the main door which opens directly into the living room. The living room is spacious with ample room for a large suite of furniture and a dining table. The space will give a new owner plenty of flexibility to create their ideal entertaining space. The living gives obvious clues to the building's industrial beginnings and is really quite charming. The kitchen is attached to the living room in a semi-open plan arrangement. The kitchen includes a good range of solid wooden base mounted units with wooden work surfaces. These quality units give a very rustic feel and are very much in keeping with the ages and style of the building. A door from the kitchen opens onto a small courtyard, which is shared with neighbouring properties and gives welcome additional natural light.







The two bedrooms are positioned on either side of the living room. Bedroom 1 is on your right-hand side as you enter the property. There is plenty of space for a full suite of bedroom furniture alongside an integrated wardrobe. The second bedroom is of a similar size, a large box room to the rear of the property would make a fantastic study or dressing room.

Finally, the internal accommodation is completed by a generous bathroom which include a three-piece white suite and a separate free-standing shower.

Leaving the property and heading to the rear of the building you find the well-maintained communal garden which is a real oasis and a rare feature with a city centre property like this.

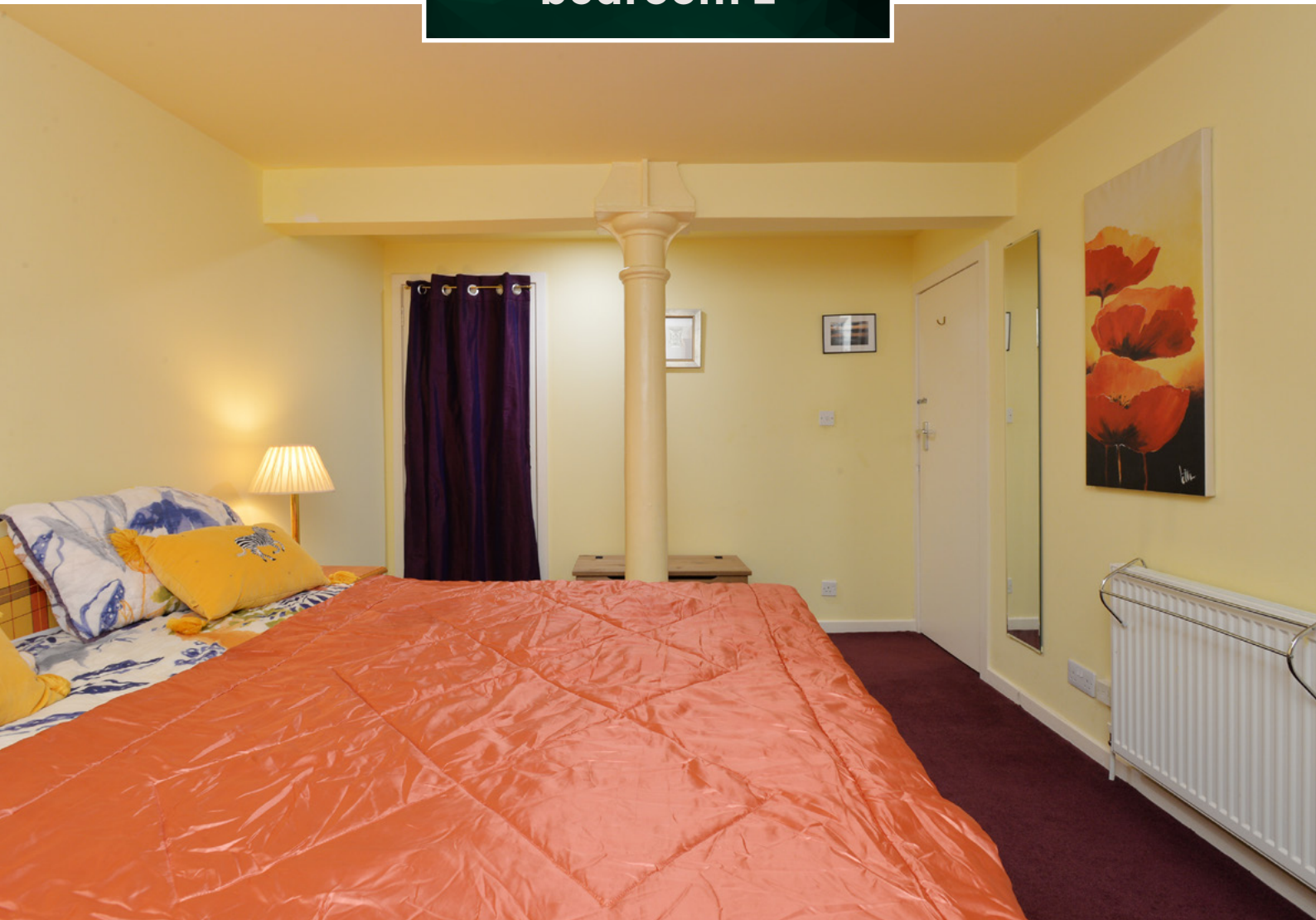


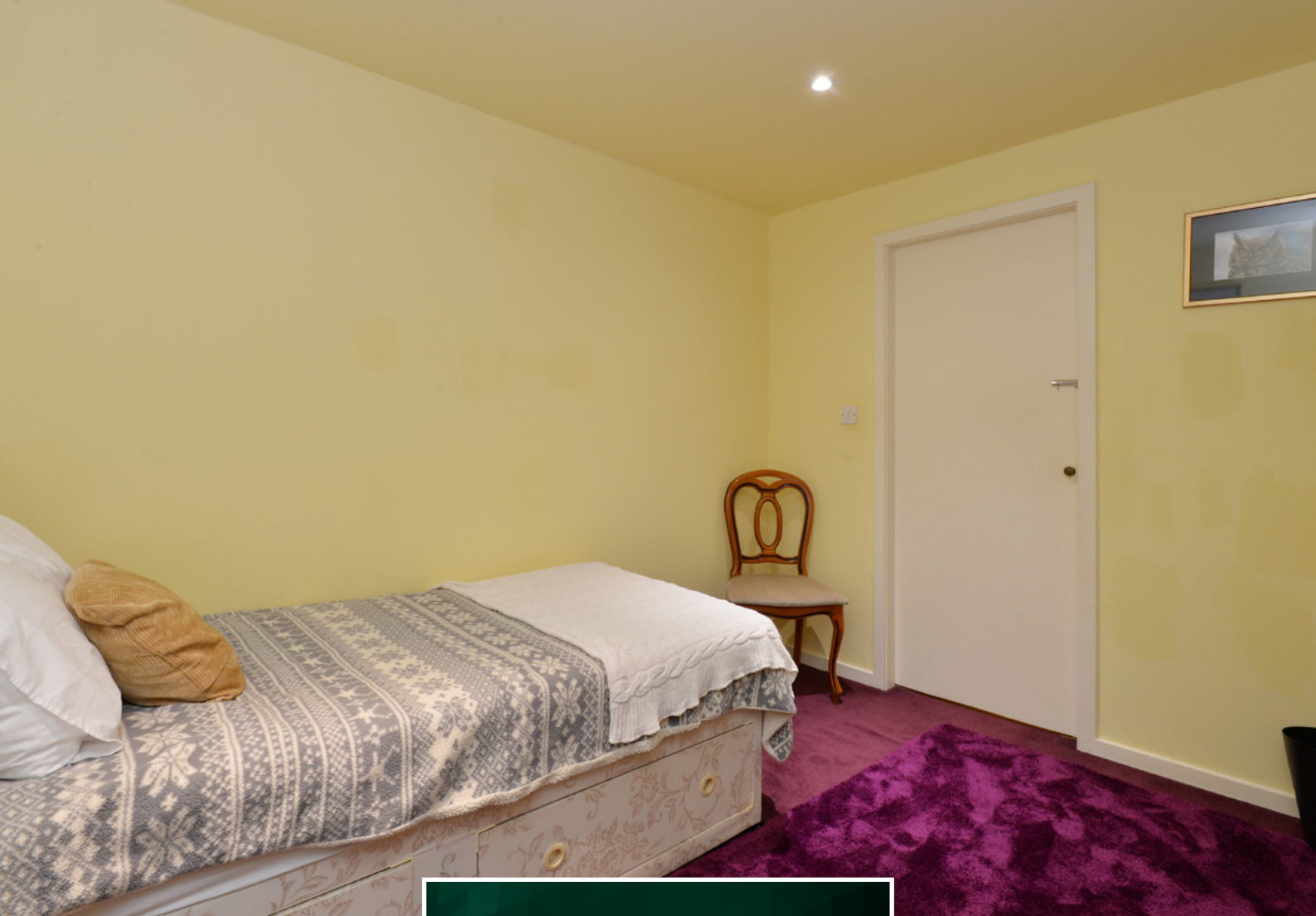
bedroom 1



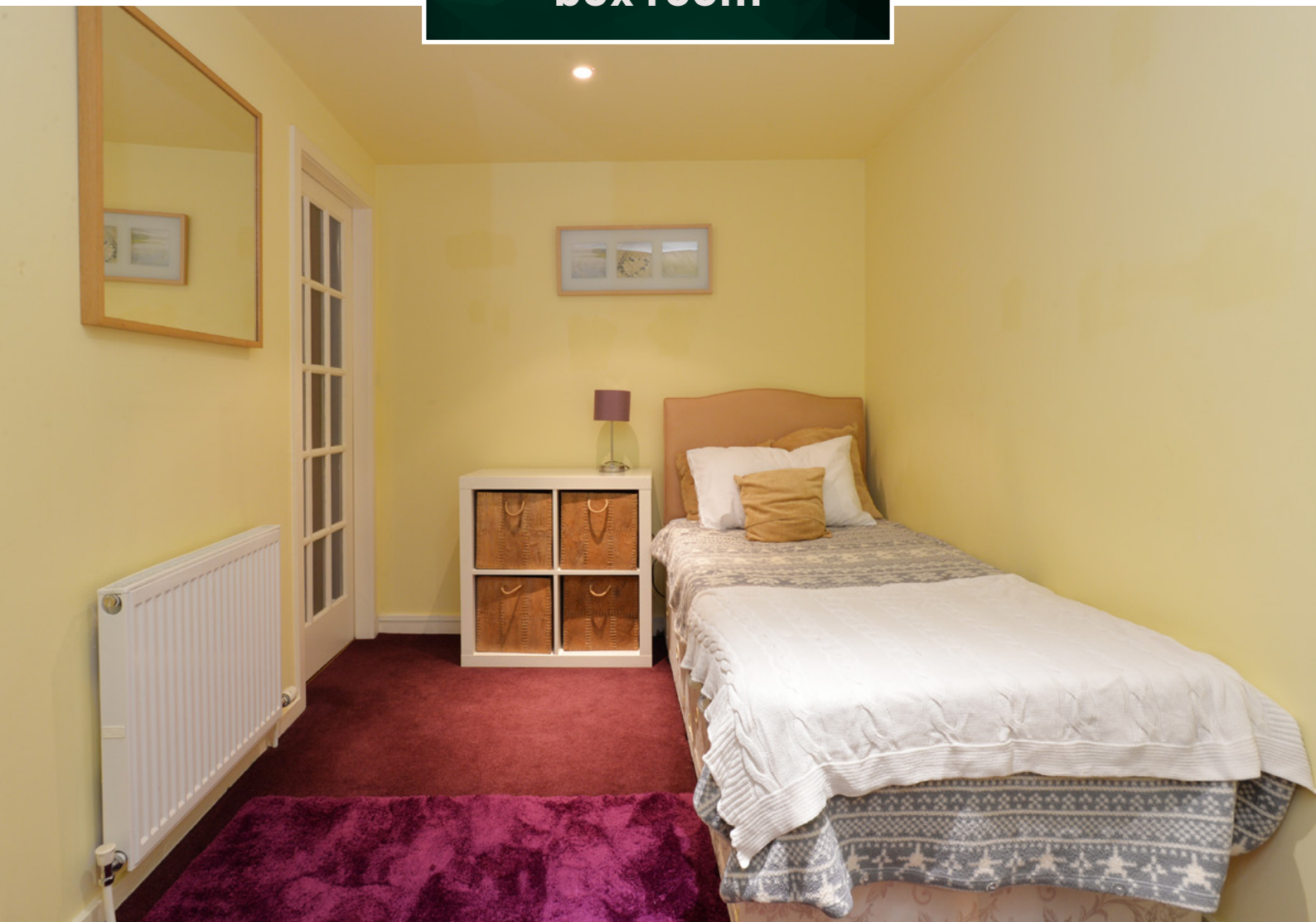


bedroom 2





box room

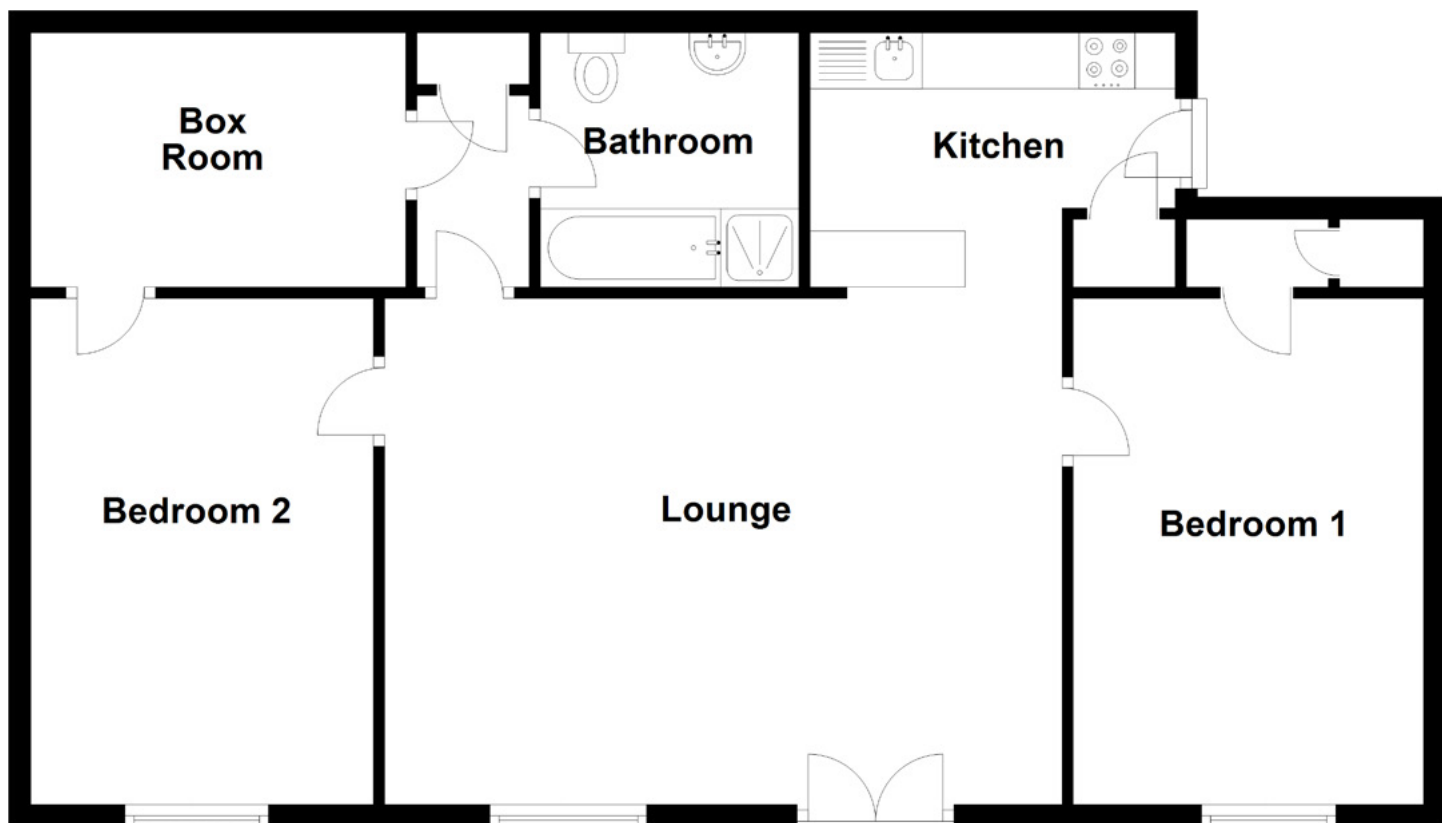




the bathroom



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Approximate Dimensions
(Taken from the widest point)

Lounge	6.05m (19'10") x 4.52m (14'10")	Bathroom	2.31m (7'7") x 2.27m (7'5")
Kitchen	3.26m (10'8") x 2.38m (7'10")	Gross internal floor area (m ²): 81m ² EPC Rating: E	
Bedroom 1	4.48m (14'8") x 3.13m (10'3")		
Bedroom 2	4.52m (14'10") x 3.06m (10')		
Box Room	3.35m (11') x 2.27m (7'5")		



the garden





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. Campbell's Close sits just behind The Canongate and is accessed from Calton Road. The Scottish Parliament is, at most, a couple of minutes away on foot.

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.

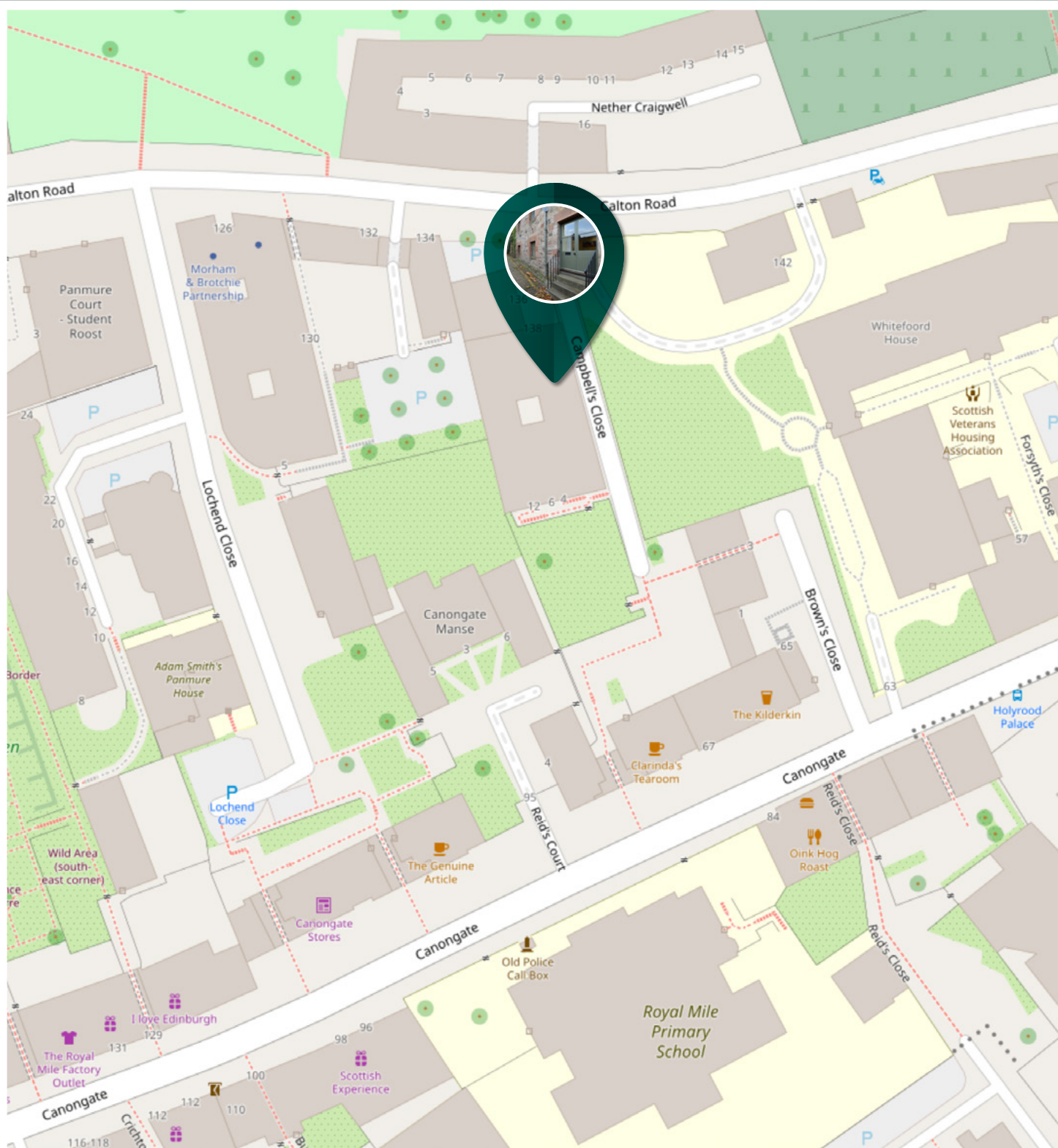


Starting from Campbells Close and walking to the end of The Canongate, you arrive at the Queen's residence of Holyrood House, with a palace, art gallery and grounds open year-round for a single ticket. Opposite it is the Scottish Parliament, open to architectural visitors and parliamentary observers, 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. Further along the Royal Mile 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.

There is easy access to Waverley Station, Princes Street, the St James Centre and the Omni Centre which can all be accessed by a short walk along Calton Road. 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.

The Location





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Part
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