

# 12 Campbells Close

EDINBURGH, EH8 8JJ



*This two-bedroom, main-door flat is in a former maltings building that was built by the Blair family to serve the Craigwell Brewery*



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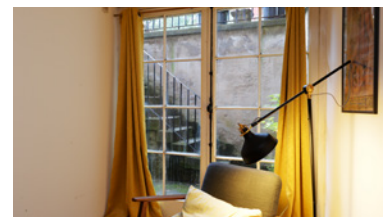


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McEwan Fraser Legal proudly presents this exquisite two-bedroom, main-door flat situated in a former Maltings building with a rich historical background. Built by the illustrious Blair family to serve the renowned Craigwell Brewery, this charming flat offers a glimpse into the area's fascinating past. A heritage-listed building conveniently located in the heart of the Old Town, the property boasts spacious rooms and a delightful communal garden, a rarity in this bustling city centre. With its close proximity to the Scottish Parliament, Holyrood Park, Waverley Station, and the iconic Royal Mile, this flat is perfect for those seeking a residential home or a lucrative investment property.

# THE LIVING ROOM



As you make your way down the cobblestone lane, you'll feel as though you've stepped back in time. Opening the main door, you're greeted with a generously sized living room, providing ample space for both lounging and dining. The room is bright and airy, reflecting the building's industrial heritage.

# THE KITCHEN/DINER



The semi-open plan kitchen adjoins the living room, featuring solid wooden base units and rustic wooden work surfaces - a perfect blend of functionality and charm. A door leads from the kitchen to a shared courtyard, offering additional natural light.





Positioned on either side of the living room and the dining area, the two double bedrooms offer plenty of space and versatility, along with ample storage throughout the property. Completing the internal accommodation is a generously proportioned bathroom, complete with a three-piece white suite and a separate free-standing shower.

# BEDROOM 1



# BEDROOM 2



# THE BATHROOM



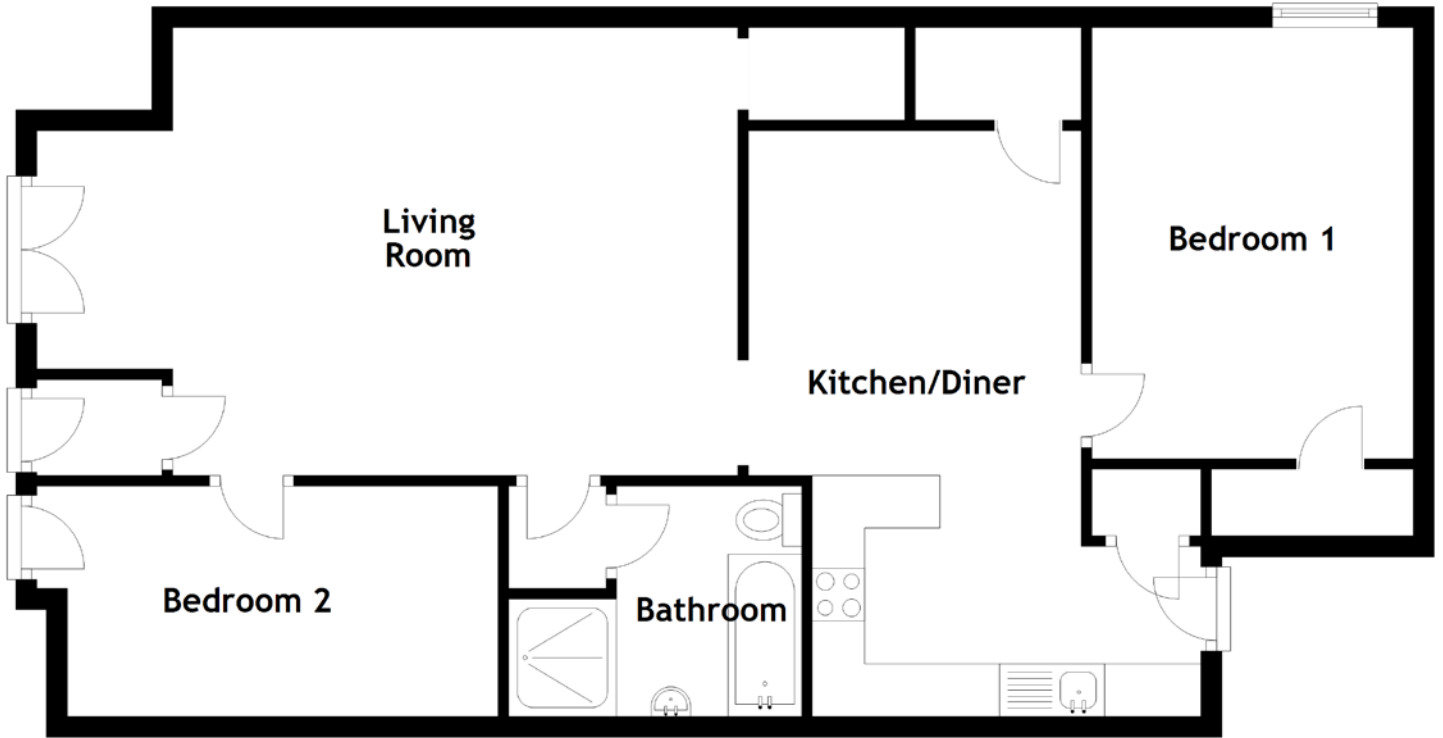
Stepping outside, you'll discover the beautifully maintained communal garden, a tranquil haven within this vibrant city centre. Here, you can unwind and appreciate the serenity of this historic setting.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 6.67m (21'11") x 4.26m (14')  
 Kitchen/Diner 5.57m (18'3") x 3.70m (12'2")  
 Bathroom 2.79m (9'2") x 2.21m (7'3")

Bedroom 1 4.10m (13'5") x 3.06m (10')  
 Bedroom 2 3.49m (11'6") x 2.19m (7'2")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
 EPC Rating: C



# 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. 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.

The boasts easy access to Waverley Station, Princes Street, the St James Centre and the Omni Centre which can all 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.



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