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191/4 Canongate

OLD TOWN, EDINBURGH, EH8 8BN



The Location

The 350-year old property and its location in Canongate hold a particular historic charm. The conically-spired bartizaned 16C Tolbooth which used to be the centre and jail for the burgh of Canongate lies 50 metres down the street. It is now one of four historic museums, churches and gardens within two minutes.

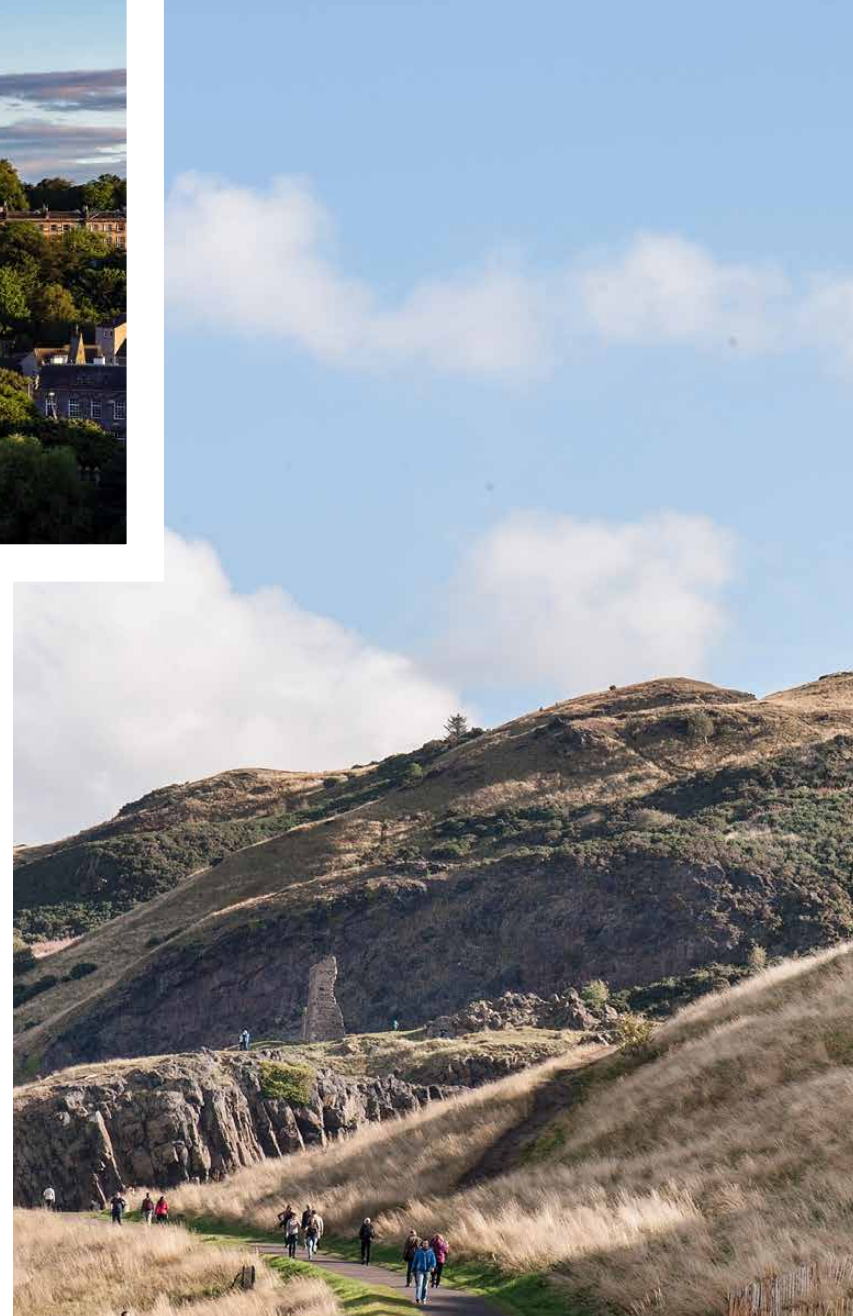
These include the 17C Canongate Kirk, where the Queen attends church, also a location for royal weddings, and its beautiful kirkyard, green and full of masonry, the resting place of Adam Smith and other Edinburgh notables such as Robert Hurd.

Other stately landmarks and gardens are the 17C Huntly House containing the Museum of Edinburgh,

and 17C Dunbars Close. The Scottish poetry library, smaller, in award-winning modern architecture, lies around a corner, open to borrowing and browsing.

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 16C 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 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.



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.





THE PROPERTY

An excellent opportunity has arisen to acquire this highly desirable second-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.

It is a historic property, built in 1670 and still retaining large parts of the original building. The property is now Grade B listed, a recipient of grant funding in the case of necessary restoration work. The building is striking and

unique to this stretch of the Canongate, and is regularly featured on walking tours. In the 1960s, the building was renovated by renowned Royal Mile restoration architect, Robert Hurd, as a plaque on the front describes. He had previously restored 17C Gladstone's Land, now the National Trust for Scotland's Royal Mile property, which is a recent influence on the interior design of the property. The communal stairway is interestingly, turreted, as can be seen from the courtyard.



Internally this accommodation is in immaculate decorative order, while briefly consisting of an entrance hallway with a utility cupboard as well as a cloak cupboard, a bright and spacious sitting room which has a built-in storage cupboard and boasts a feature log burning stove and a modern, high gloss kitchen which benefits from an integrated ceramic induction 3 hob, extractor hood, oven, microwave, dishwasher, fridge/freezer, larder, hot tap, waste disposal unit, a kickboard heater and granite workshops with a breakfast bar, including two pop-up power sockets.





"...a bright and spacious sitting room which has a built-in storage cupboard and boasts a feature log burning stove..."





There are two spacious double bedrooms, one of which is currently used as a dining room, and has double built-in wardrobes and a further log burning stove. The other also has a built-in wardrobe and a pop-up desk. Both log burning stoves are a top of the range design for smoke-free city areas, and therefore legal to use as much as you choose.

The three-piece, partially tiled bathroom has an over-head shower and a chrome heated towel rail.

This property also benefits from re-cladding and roof refurbishment which was carried out in 2017

in conjunction with Edinburgh World Heritage. Historic lime paints were carefully chosen. There is a secure door entry system, gas central heating and single glazed sash & case windows.

Gladstone's Court, to the rear of the building belongs, in solum, to the owners of the property. Edinburgh Council maintain it, and parking permits are available through them for a small annual fee. It is reported to be in receipt of designated grant funding for upgrading. There is a private locked storage area for the property, located on the outside of the building.





THE DETAILS

Approximate Dimensions (Taken from the widest point)

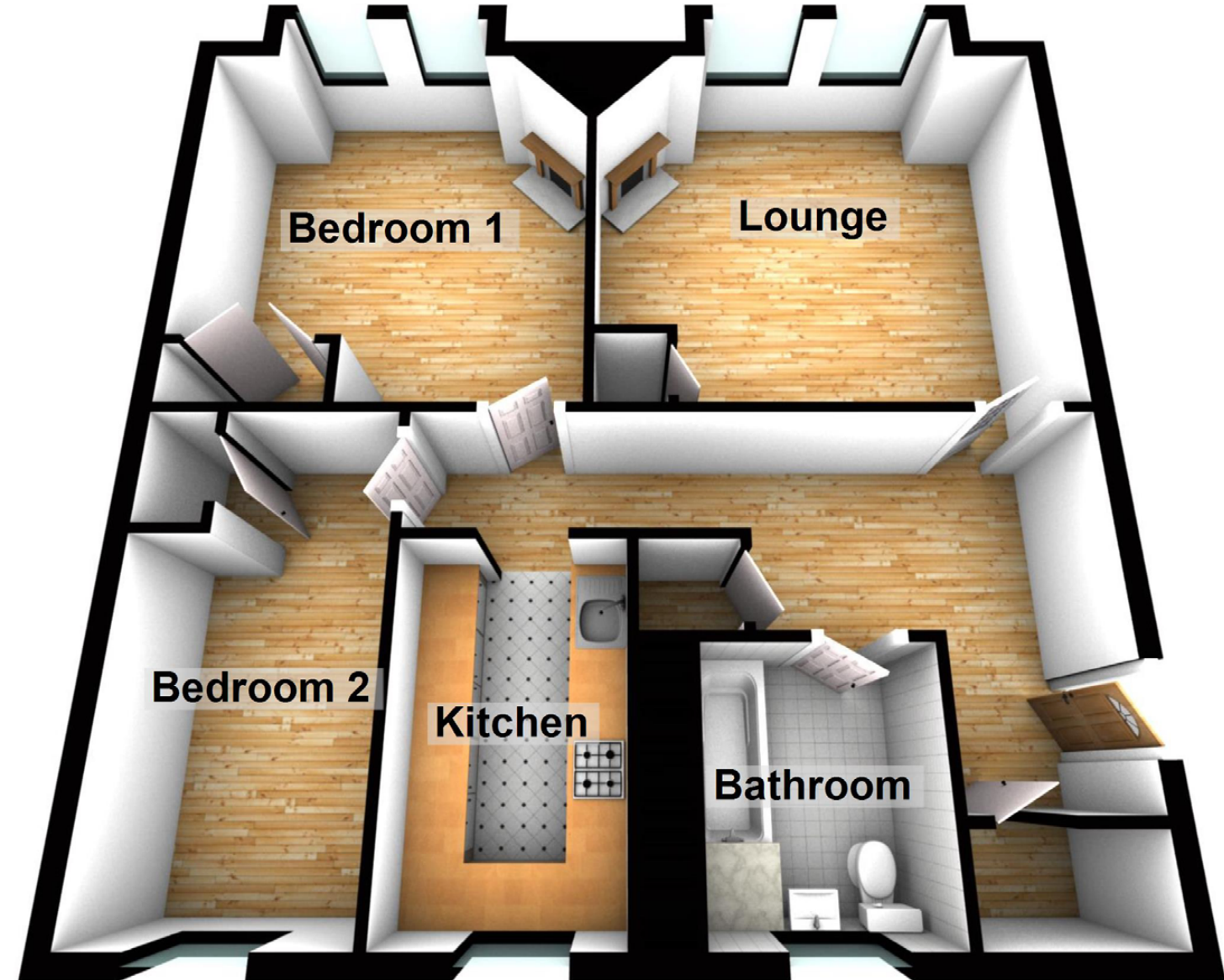
Lounge	4.51m (14'10") x 4.46m (14'8")
Kitchen	3.20m (10'6") x 1.68m (5'6")
Bedroom 1	4.46m (14'8") x 3.90m (12'10")
Bedroom 2	4.39m (14'5") x 2.25m (7'5")
Bathroom	2.31m (7'7") x 1.95m (6'5")

Gross internal floor area (m²): 72m²
EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including all blinds and light fittings. Other content is available through separate arrangement.



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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