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*Spacious and Bright Three-Bed Flat In
Edinburgh's Thriving Old Town*



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McEwan Fraser Legal is delighted to present this three-bedroom spacious and bright flat in Edinburgh's thriving and popular Old Town. Internally the property is in good condition but could benefit from some areas of modernisation.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area which is flooded with natural light offers many possibilities in configuration. With traditional features, from cornicing to the fire place you are reminded of the building and area that the property is situated.
- Fully equipped kitchen; accessed from the spacious dining room.

THE DINING ROOM



THE KITCHEN





- There are three large double bedrooms.
- The flat is well equipped with two bathrooms which will accommodate guests and residents with ease.

BEDROOM 1



BEDROOM 2



BEDROOM 3

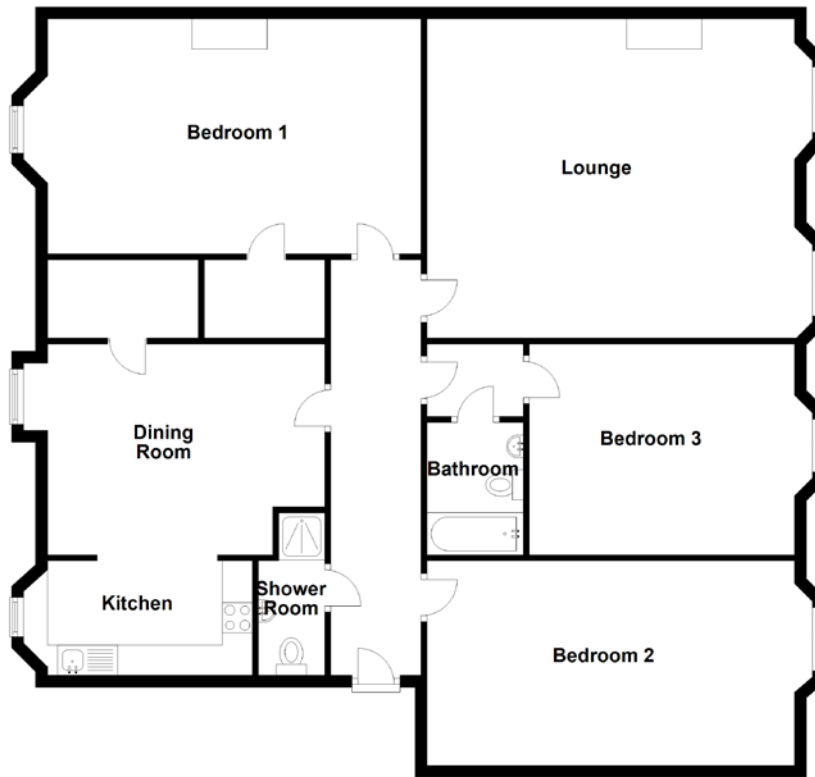


THE SHOWER ROOM & BATHROOM



In addition, the property includes on-street permit parking. Early bird viewing is recommended as it is expected the property will be of particular interest.

FLOOR PLAN, DIMENSIONS & MAP

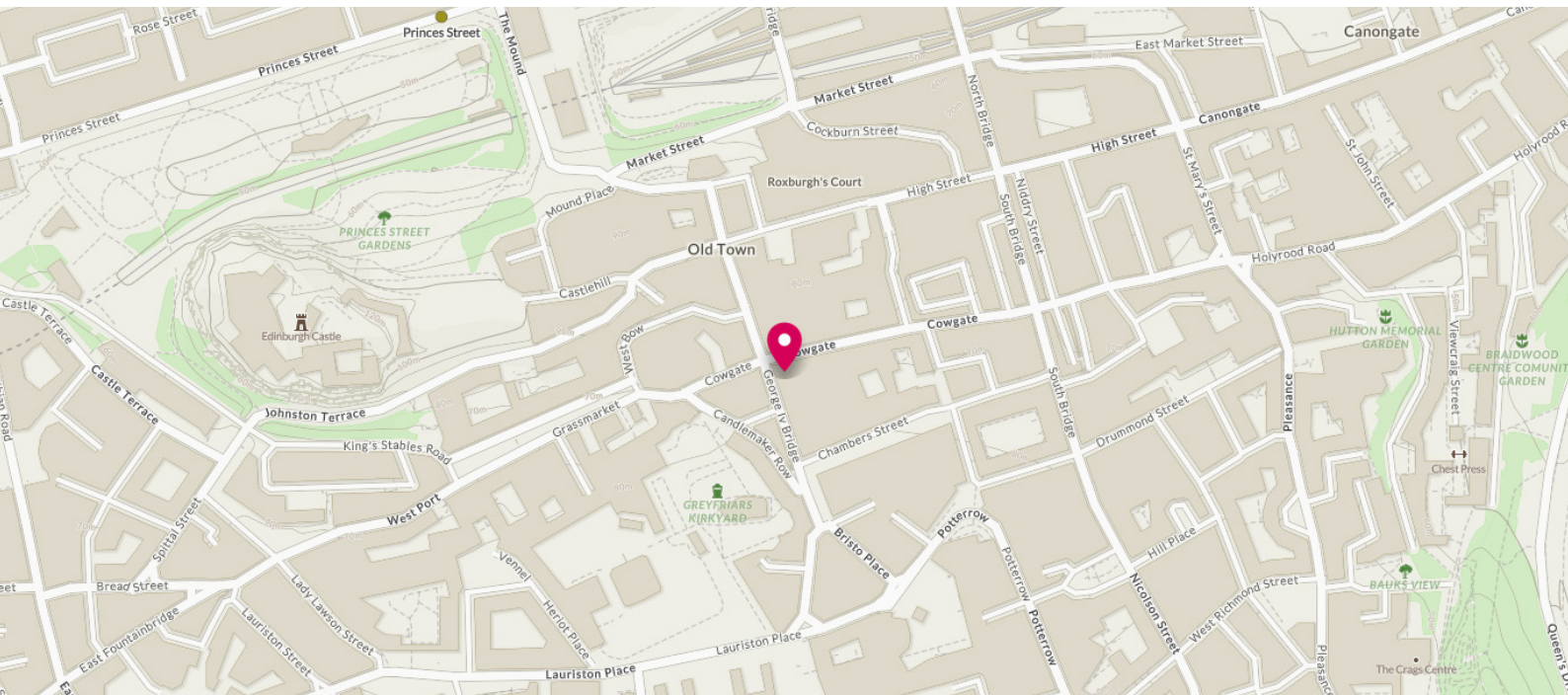


Approximate Dimensions
(Taken from the widest point)

Lounge	6.50m (21'4") x 5.30m (17'5")
Dining Room	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 1.90m (6'3")
Bedroom 1	6.20m (20'4") x 3.90m (12'10")

Bedroom 2	6.40m (21') x 3.40m (11'2")
Bedroom 3	4.40m (14'5") x 3.50m (11'6")
Bathroom	2.20m (7'3") x 1.60m (5'3")
Shower Room	1.90m (6'3") max x 1.10m (3'7")

Gross internal floor area (m²): 154m²
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.





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.



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 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.

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.

Commuting by train is straightforward with Waverley Station close at hand as is Edinburgh's Tram system offering quick and direct access to Edinburgh Airport.


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