

246/1 Canongate

EDINBURGH, EH8 8AB



Highly desirable and particularly spacious two bedroom flat, forming part of the sought after Royal Mile



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McEwan Fraser Legal are delighted to bring to the market this highly desirable and particularly spacious two-bedroom flat, forming part of the sought after Royal Mile in the heart of the old town city centre.

The property will appeal to a multitude of buyers including Buy-To-Let, holiday homes or professionals working in the city centre.

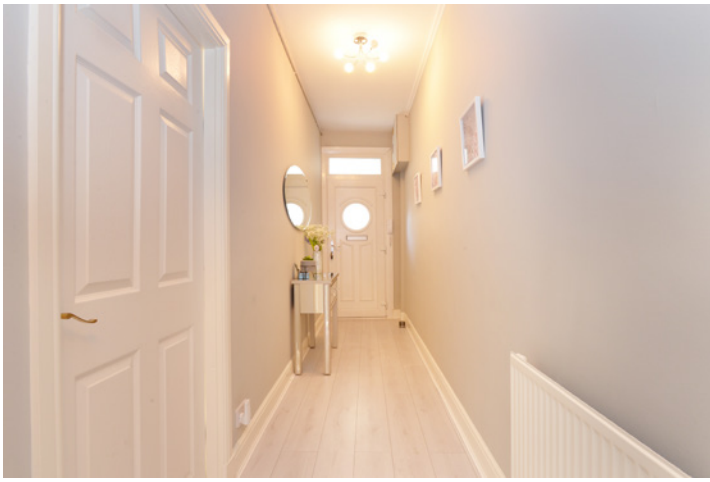
THE LOUNGE



Internally this accommodation is in excellent decorative order, briefly consisting of a large entrance hallway with great storage cupboards, a bright and spacious lounge with large windows to the rear, and a fully fitted kitchen benefiting from an integrated four-ring electric hob/oven.

THE KITCHEN





There is also a spacious master bedroom with a large storage cupboard, a further double bedroom with built-in wardrobes and a three-piece, tiled bathroom.

BEDROOM 1



BEDROOM 2



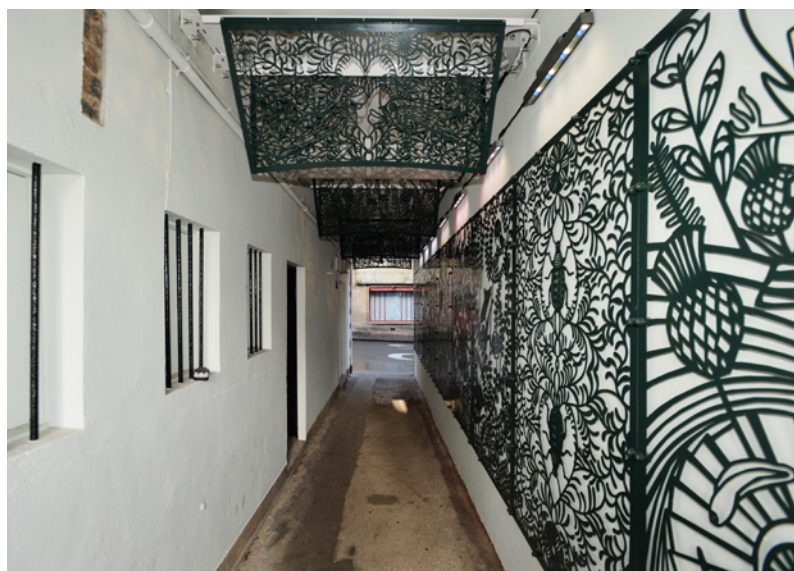
THE BATHROOM



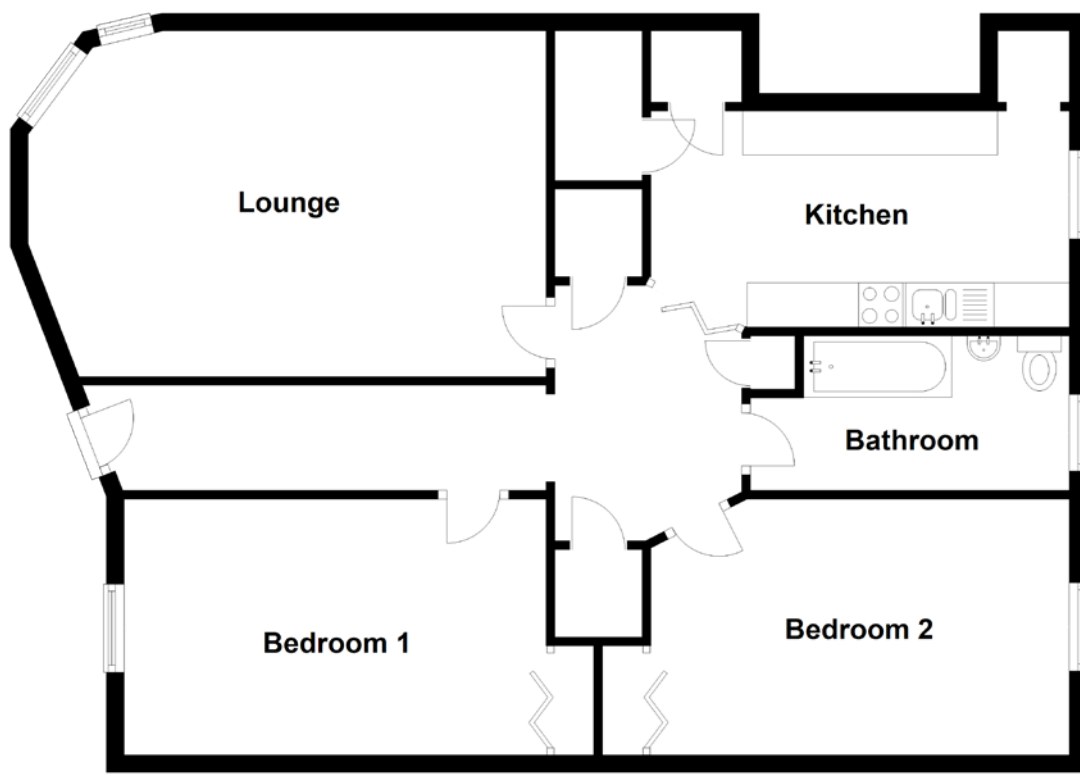
The property further benefits from an electric central heating system and a secure entry door system.

Early viewing is highly recommended to avoid future disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

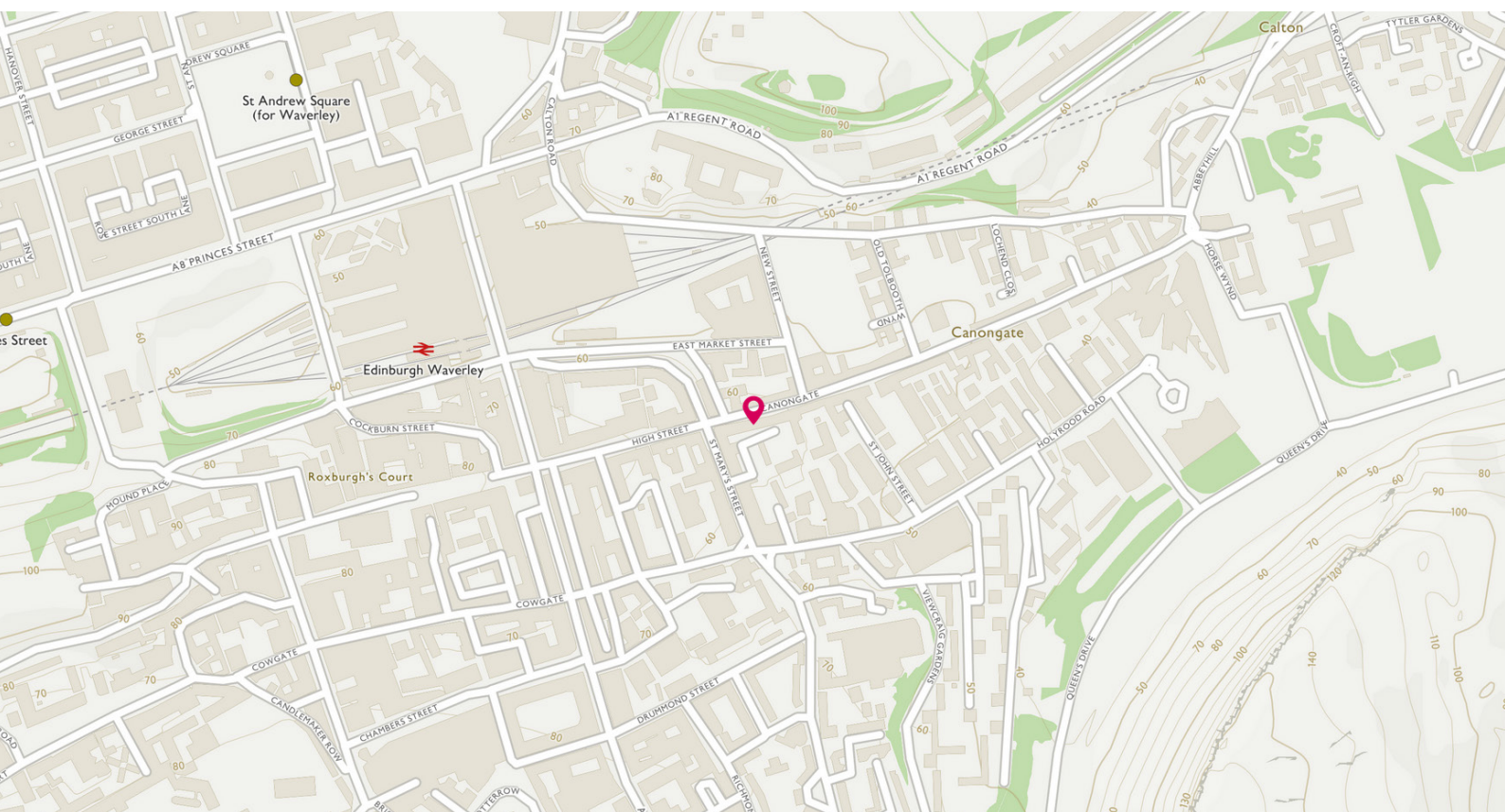


Approximate Dimensions (Taken from the widest point)

Lounge 5.88m (19'3") x 3.92m (12'10")
Kitchen 4.28m (14'1") x 2.45m (8')
Bedroom 1 4.79m (15'9") x 2.90m (9'6")

Bedroom 2 4.75m (15'7") x 2.96m (9'9")
Bathroom 3.62m (11'11") x 1.75m (5'9")

Gross internal floor area (m²): 91m²
EPC Rating: D



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.

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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