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 Solicitors & Estate Agents
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185/1 Canongate

OLD TOWN, EDINBURGH, EH8 8BN



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.





THE PROPERTY

McEwan Fraser Legal is delighted to present this stunning two double bedroom apartment on Canongate. The street forms the eastern end of the famous Royal Mile and is located within walking distance of most of Edinburgh's world-famous cultural attractions. The property comes with parking, rare in the area, and would make a fantastic home or superb investment property. 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. In the 1960s, the building was renovated by renowned Royal Mile restoration architect, Robert Hurd, as a plaque on the front describes.

The internal accommodation is both spacious

and extremely well presented. You enter to find a wide welcoming hallway which includes plenty of integrated storage. The property is focused towards a wonderfully bright reception room which overlooks the Canongate. It is neutrally finished and offers plenty of floor space for a variety of different furniture configurations. The lounge also enjoys a further integrated storage cupboard. The striking contemporary kitchen faces the rear of the building. Comprising a full range of base and wall mounted units with tiled splashbacks, the kitchen offers ample prep and storage space for the aspiring chef. Gas hob, electric oven, cooker hood, fridge freezer, washing machine and dishwasher are all integrated.

There are two well proportioned double bedrooms. The master bedroom, facing the rear of the building, includes an integrated wardrobe and plenty of space for additional free-standing furniture. The second bedroom also ample space for a full range of typical bedroom furniture.

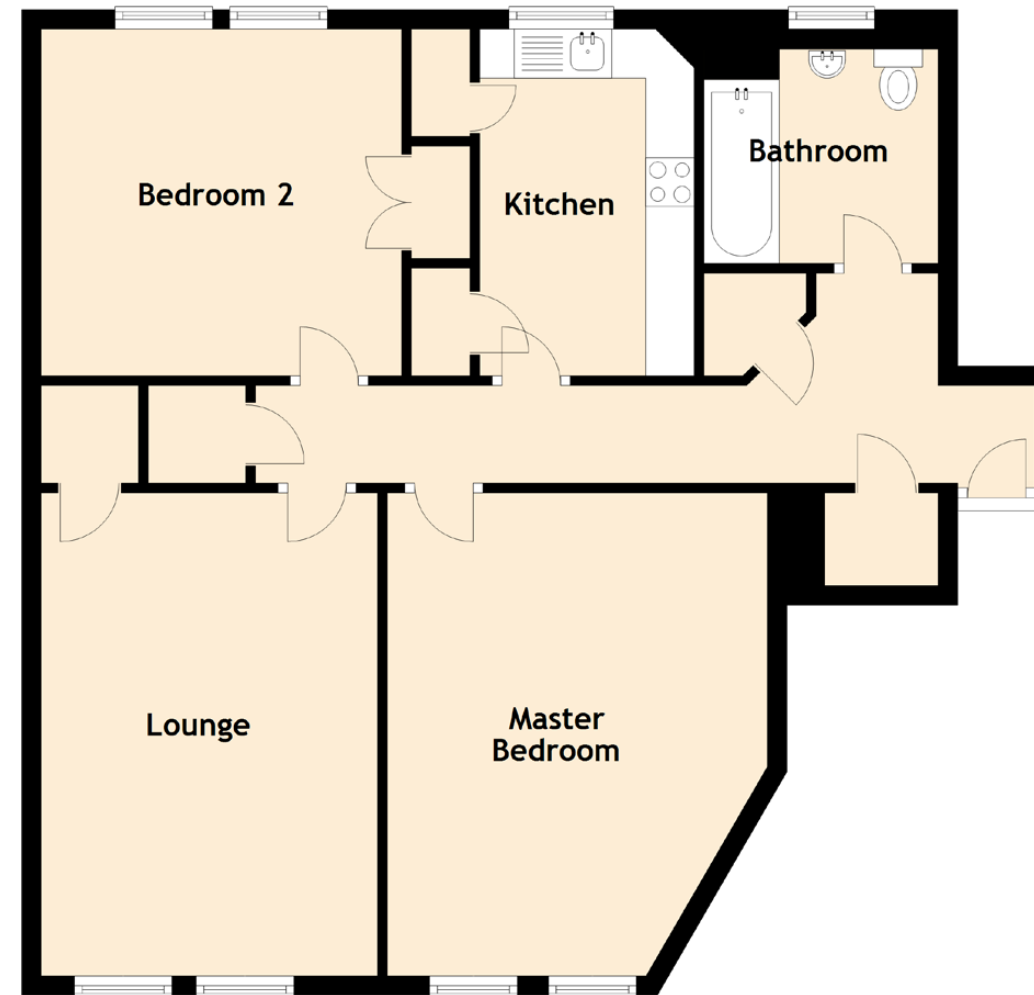
The flat is completed by a modern fully tiled bathroom which includes a three-piece suite and shower over bath.

Gladstone's Court, to the rear of the building, belongs, in solum, to the owners of the property. Edinburgh Council maintains it and parking permits are available through them for a small annual fee. 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	4.95m (16'3") x 3.45m (11'4")
Kitchen	3.55m (11'8") x 2.20m (7'3")
Master Bedroom	4.95m (16'3") x 3.28m (10'9")
Bedroom 2	3.70m (12'2") x 3.55m (11'8")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m²): 81m² | EPC Rating: C

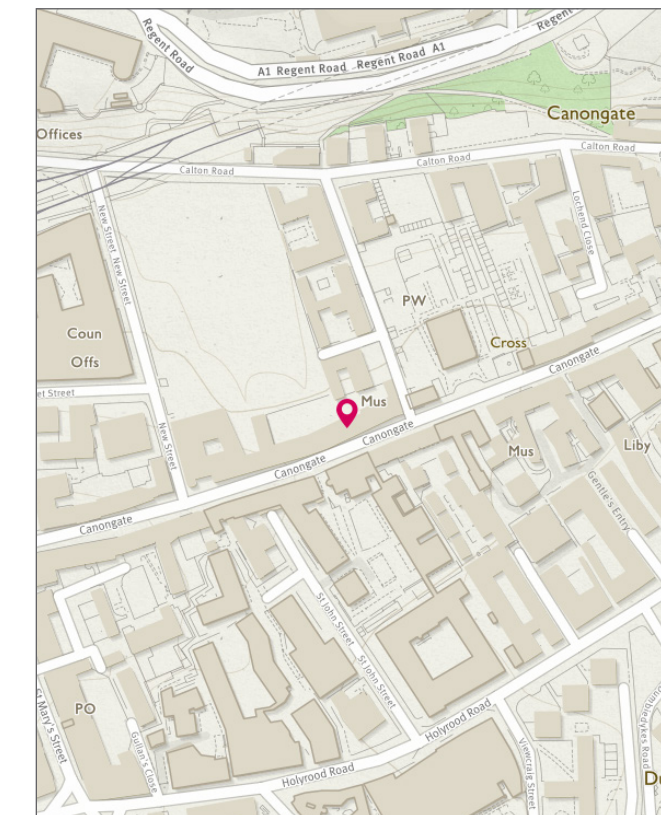


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