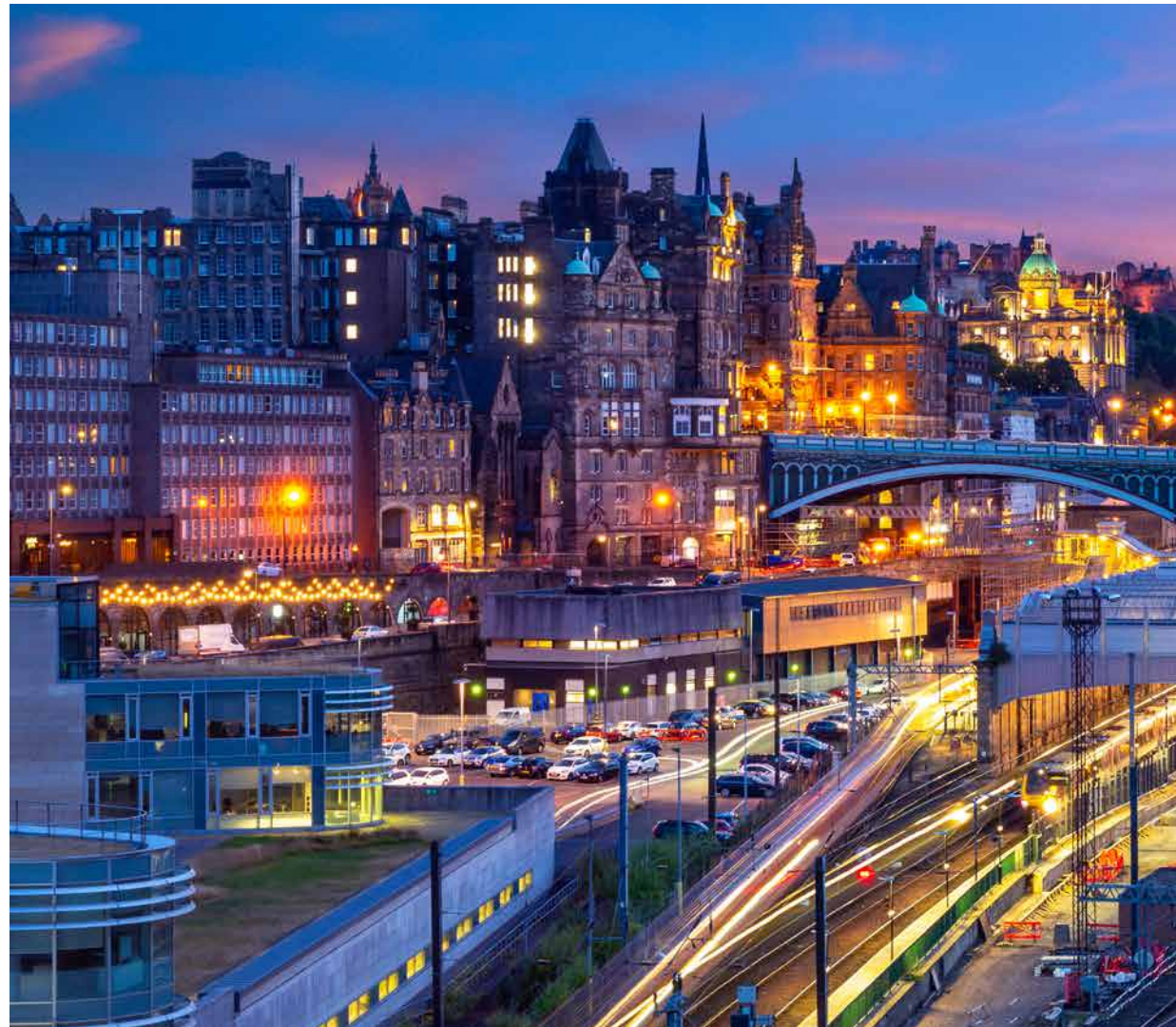
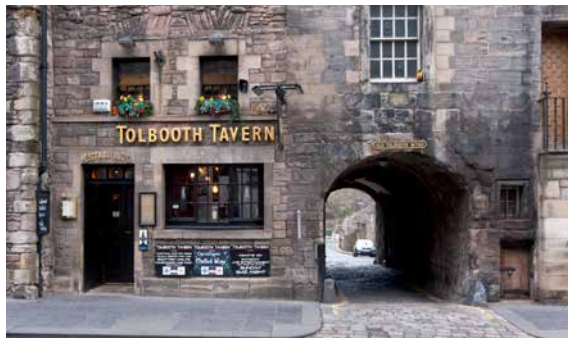




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**43/4 New Street**  
OLD TOWN, EDINBURGH, EH8 8BH





## Canongate OLD TOWN

Canongate is set within the sought after Old Town area of Edinburgh and boasts a wealth of charm and character whilst offering all of the benefits of City Centre living.

Located just off the Royal Mile, the main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for the Universities of Edinburgh, Napier, Queen Margaret, the Art College, and the Edinburgh business district. There are many famous and historical places of interest including galleries, Princess Street Gardens, museums, theatres and the new Scottish Parliament located within easy walking distance.

For commuters, the local tram service and Waverley Station are a short walk away, the City Bypass offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.





# Canongate

## OLD TOWN

McEwan Fraser is delighted to present to the market this well proportioned, two double bedroom top floor flat in the sought after area of Canongate, just off the Royal Mile. The property is in excellent internal order and is sure to appeal to a broad range of buyers. The prime position, close to the centre of Edinburgh, major universities and a wealth of cultural attractions, makes for a fantastic residential or investment purchase.

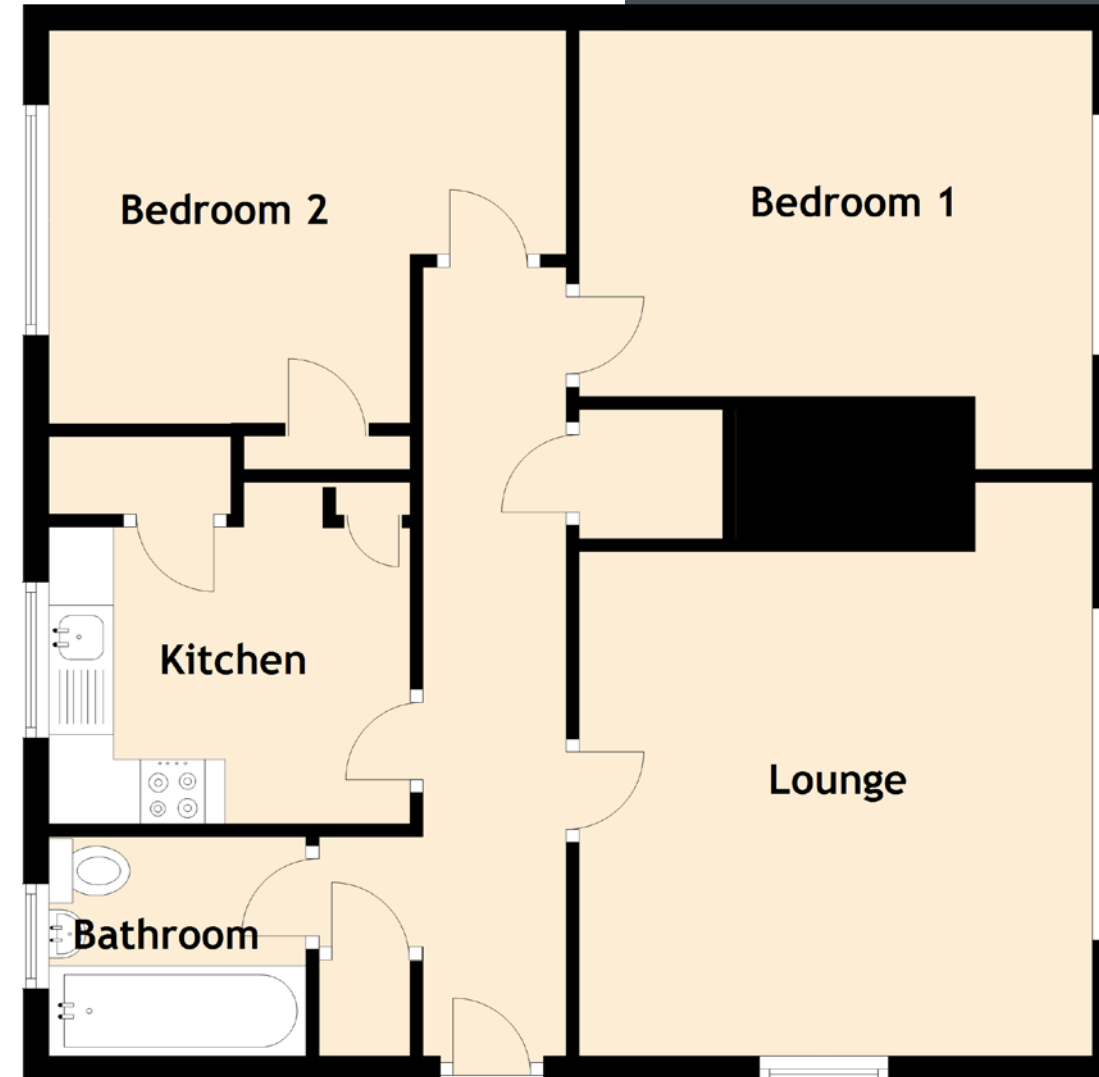
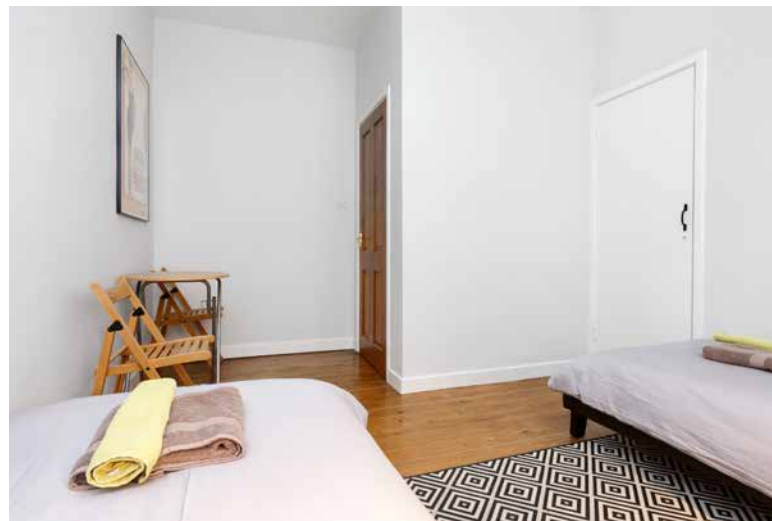
The property is on the top floor of a period building, shared with three other apartments. On entering the property, a central hallway gives access to all rooms and includes two useful cupboards, a wall-mounted Hive wireless heating thermostat, and a camera-operated entry-phone. The accommodation is focused towards a bright, dual aspect lounge which is neutrally finished with exposed wooden flooring and a Juliet

balcony. There is plenty of space for a variety of different furniture configurations including a dining table. The kitchen is stylish and modern, comprising a range of base and wall mounted units. Hob and oven are integrated. Space is provided for free-standing appliances. There are two double bedrooms. The large rear-facing bedroom is particularly spacious. It has a similar finish to the lounge with exposed wooden flooring and a neutral décor. There is ample space for a full suite of free-standing bedroom furniture.

Accommodation also includes a modern bathroom which enjoys abundant natural light and comprises a three-piece white suite with mains shower over bath.

Externally, there is a communal drying area to the rear and a basement storage cupboard. On street and permit parking are within easy reach. Early viewing advisable.

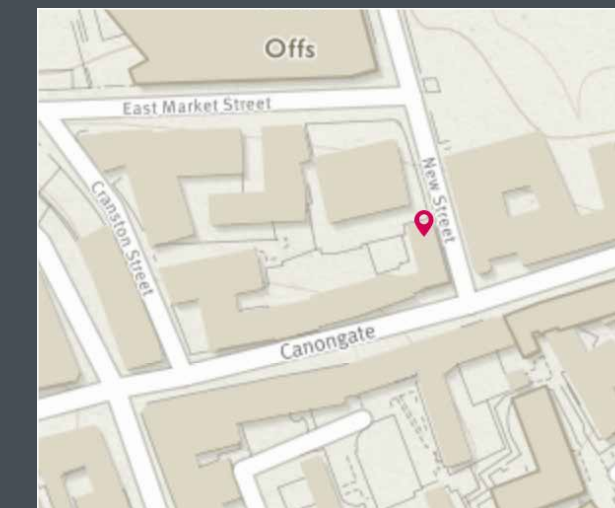




Approximate Dimensions  
(Taken from the widest point)

Lounge	4.01m (13'2") x 3.95m (13')
Kitchen	2.80m (9'2") x 2.30m (7'7")
Bedroom 1	3.98m (13'1") x 2.84m (9'4")
Bedroom 2	4.01m (13'2") x 3.05m (10')
Bathroom	1.72m (5'8") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>  
EPC Rating: D







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**ROY GLEN**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer