

2/3 Brown's Close Edinburgh EH8 8BT

Offers Over £290,000

- Living/dining room with access to private balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, pantry cupboard and appliances included
- Two double bedrooms both with secondary glazing
- Fully tiled bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating
- Heat recovery ventilation system
- Two store cupboards
- Communal garden
- On-street parking



1



2



1



EPC C



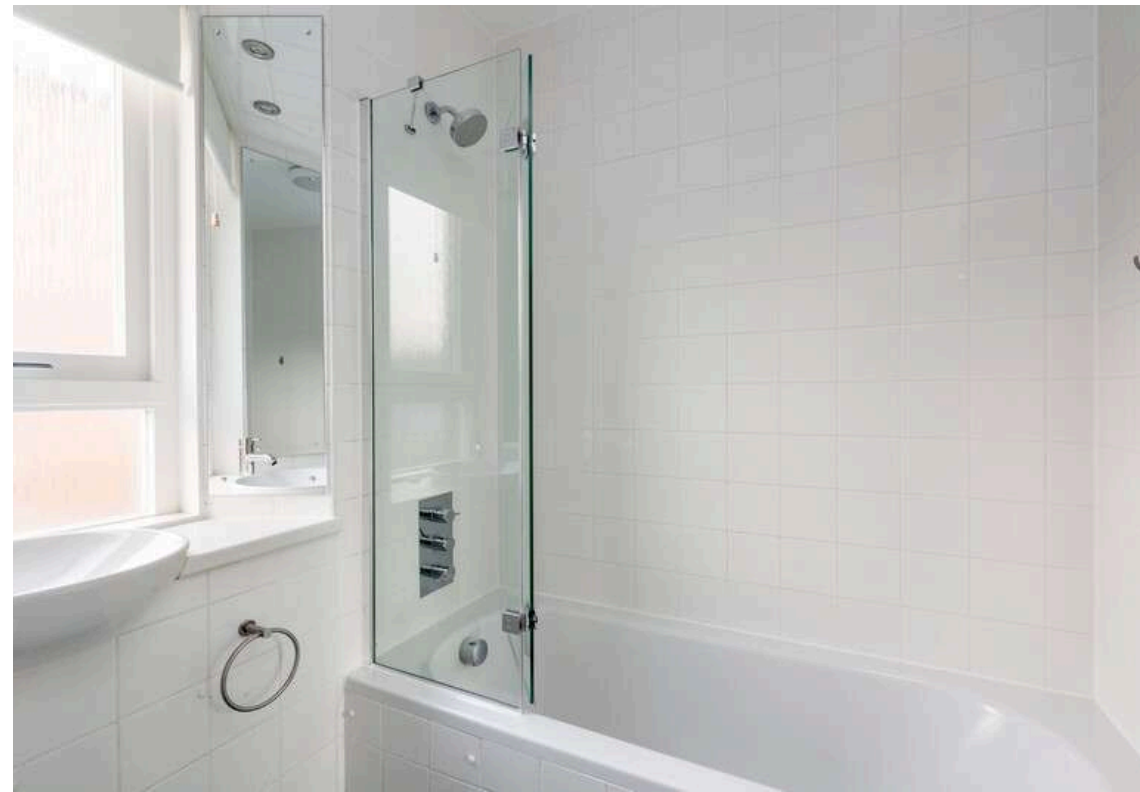
Flat

Blair Cadell are delighted to bring to market this fantastic two bed flat in the heart of Edinburgh's old town. The property is immaculately presented and would be ideal for a range of different purchasers.

The accommodation comprises of a large living/dining room that benefits from a private balcony with fantastic views up to the Robert Burns monument and Calton hill. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard offering plenty of useful storage space and white goods which are included in the sale. There are two double bedrooms both fitted with secondary glazing keeping them nice and quiet. A fully tiled bathroom fitted with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and a combination of double and triple glazing throughout the property. There is a newly installed heat recovery ventilation system, two large storage cupboards in the hallway and an additional two store cupboards in the stairwell. Communal gardens and on-street parking is also available. *A recent Conservation and Energy Improvement project by Edinburgh World Heritage Trust, Scottish Government and Scottish Energy provided extensive repairs to the building and energy improvements with cavity wall insulation, double glazing and MHVR ventilation*

The property ideally located close to the Scottish Parliament and the University of Edinburgh, both of which are within walking distance of the flat. The commuter is well served with Waverley railway station and Edinburgh bus station within walking distance: equally, a wide selection of bus routes to all parts of the city and beyond run nearer the flat. The area boasts many fine cafes, bistros, bars and restaurants on the door step plus there are lovely walks around Holyrood Park and up to Arthur's Seat. Additionally there are a variety of local specialist shops as well as Meadowbank Retail Park and a Morrisons superstore in Jocks Lodge, all of which are a short cycle/bus/car journey away. The Royal Commonwealth Pool and all of Edinburgh's favorite tourist attractions are close by. Conveniently situated for all of Edinburgh's festivals, Princes Street Gardens and Calton Hill.

Viewing by appointment on 0131 337 1800

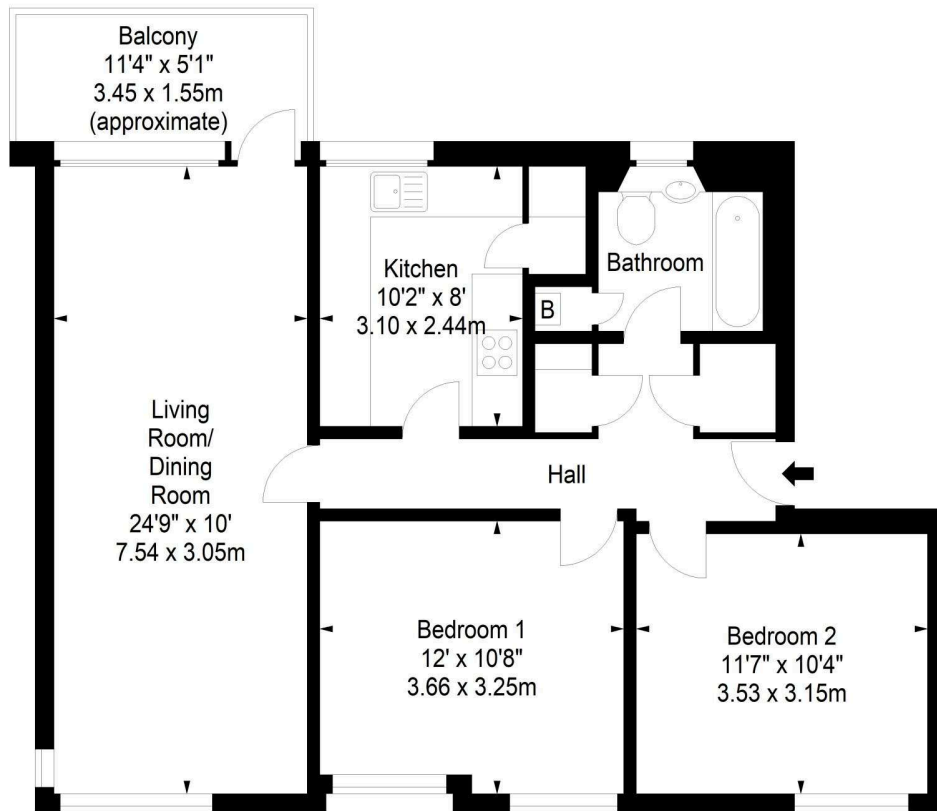
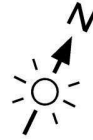




**Browns Close,
Canongate,
Edinburgh,
Midlothian, EH8 8BT**



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
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Second Floor



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