

CO

96/1 CANONGATE

OLD TOWN, EDINBURGH, EH8 8DD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

96/1 Canongate is a delightful first floor flat, forming part of a traditional tenement building, situated in the heart of Edinburgh on the historic Royal Mile. The property has been recently redecorated and offers attractive accommodation throughout in move-in condition.

KEY FEATURES



Freshly decorated first floor flat.



Double bedroom with built in wardrobe.



Close to Holyrood Park & Arthur's Seat



Resident's permit holder parking.



Superbly situated on Edinburgh's historic Royal Mile.



Independent shops and cafes nearby.





Accessed by way of a communal hall and stair, the front door opens onto a fresh white carpeted hall. The living room/dining/kitchen is situated to the rear of the building looking out to the rear communal patio area. A wall mounted electric feature fireplace forms a lovely focal point in the room in combination with the shelved press & cupboard over. The kitchen area is fitted with high gloss white cabinetry and a contrasting grey-black worktop, with an integrated hob, oven, extractor hood and fridge/freezer. The double bedroom is also situated towards the rear and benefits from built in wardrobes and fitted carpet. The shower room has a good sized cubicle and a wash hand basin, whilst there is a separate WC & wash hand basin. To the rear is enclosed shared courtyard / drying area and residents parking is available on the surrounding streets.



THE LOCAL AREA

Canongate is situated in the heart of Edinburgh, lying on the world famous Royal Mile, part of Edinburgh's Old Town Conservation Area and UNESCO World Heritage site. There is an excellent range of facilities from restaurants, bars, coffee shops and convenience stores to historical places of interest. Within walking distance are Holyrood Palace, Scottish Parliament Building, the Grassmarket and the National Museum of Scotland. Walks can be taken in Holyrood Park, Arthur's Seat, Princes Street Gardens & Calton Hill. Leisure and recreational facilities include the Royal Commonwealth Pool, OMNI centre & Edinburgh Playhouse Theatre. Princes Street, George Street and the new St James Quarter are within easy walking distance. Bus services operate from nearby. Waverley train station is extremely close to the property.

EXTRAS

All blinds, the dishwasher and integrated appliances are included in the sale price.

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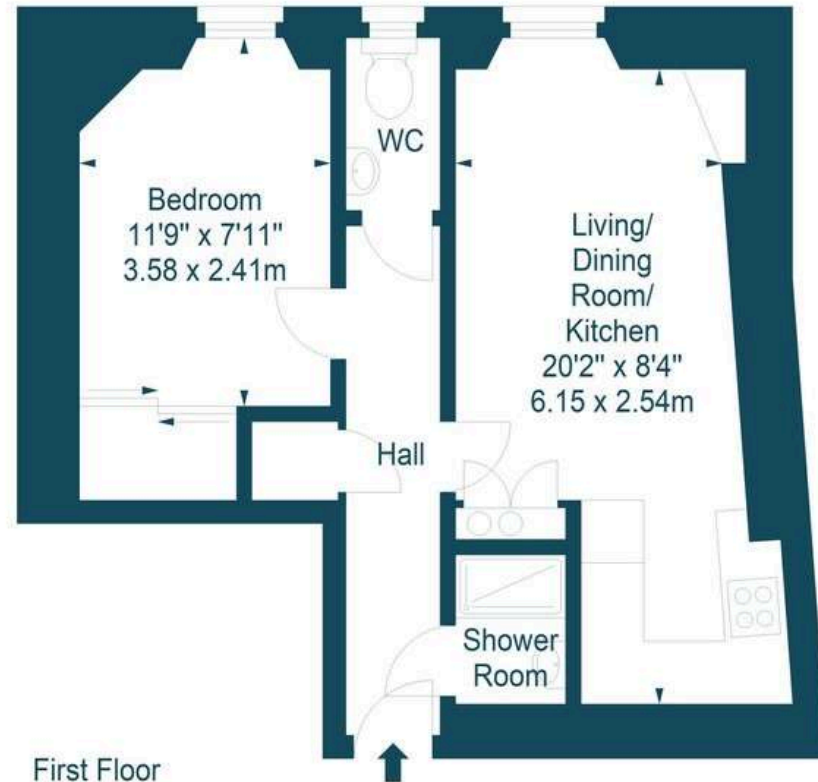


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Canongate,
Edinburgh,
Midlothian, EH8 8DD



Approx. Gross Internal Area
391 Sq Ft - 36.32 Sq M
For identification only. Not to scale.
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First Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.