



255/3 CANONGATE

OLD TOWN, EDINBURGH, EH8 8BQ



1 PUBLIC



2 BED



1 BATH

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VMH SOLICITORS



255/3

CANONGATE

Forming part of a historic B-listed building on the Royal Mile, within the Old Town conservation area, this second-floor flat offers an ideal, centrally located home that is sure to appeal to a wide demographic. The well-presented flat enjoys two double bedrooms, a south-facing reception area, a kitchen, and a shower room, plus a private basement storage area, access to a shared courtyard/drying area, and it benefits from outstanding amenities on the doorstep.

Features

- Second-floor flat in the Old Town conservation area
- Secure shared entrance and stairwell
- Southeast-facing living/dining room
- Modern breakfasting kitchen
- Two double bedrooms
- Attractive shower room
- Private basement storage area
- Shared courtyard garden/drying area
- Residents' on-street permit parking in the vicinity (Zone 3)
- Gas central heating system
- Secondary glazing



EPC Rating - C

Home Report Value - £310,000

For up to date price & viewing information contact VMH Property or visit us online.



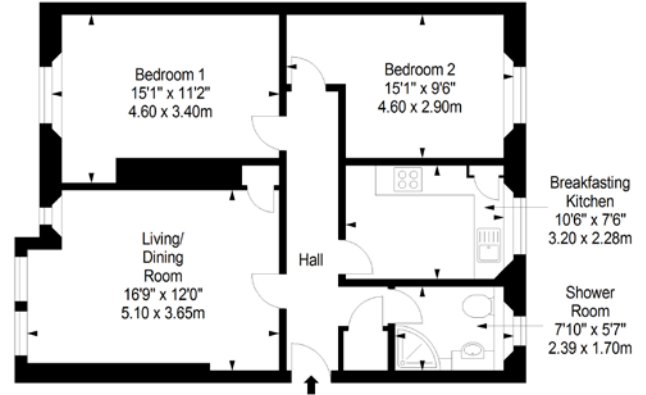
Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Basement
Approx. 1.8 sq. metres (19.4 sq. feet)

Basement
6'7" x 2'11"
2.00 x 0.90m



Second Floor
Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 69.3 sq. metres (746.0 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.