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McDougall McQueen

solicitors & estate agents



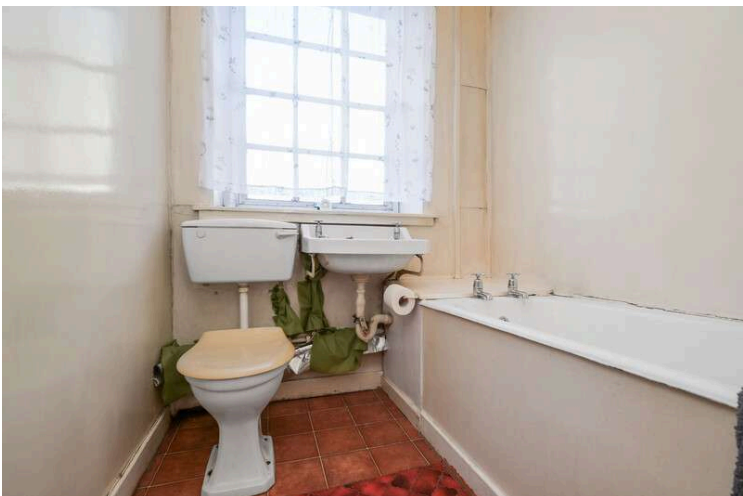
255/1 Canongate, EDINBURGH, EH8 8BQ

www.mcdougallmcqueen.co.uk



Fabulous opportunity to purchase this two bedroom first floor flat forming part of a historic B-listed building positioned on the famous Royal Mile, within the Old Town conservation area, the property offers a superb, centrally located base with a wide range of amenities, bars, restaurants, speciality shops all on your doorstep which is sure to appeal to first time buyers or investors alike. The property is now in need of modernisation which offers the opportunity to make it your own. Given the popular location, we would recommend an early viewing.

- Reception hallway with good storage facilities.
- Bright and spacious living room front facing.
- Kitchen with storage cupboards.
- Double bedroom front facing.
- Further double bedroom rear facing with a useful storage cupboard.
- Bathroom comprising WC, wash hand basin and bath.
- Electric heating.
- Sash and case windows.
- Secure entry system.
- Permit parking.
- Shared courtyard/drying area.
- Private basement storage area.



Location

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

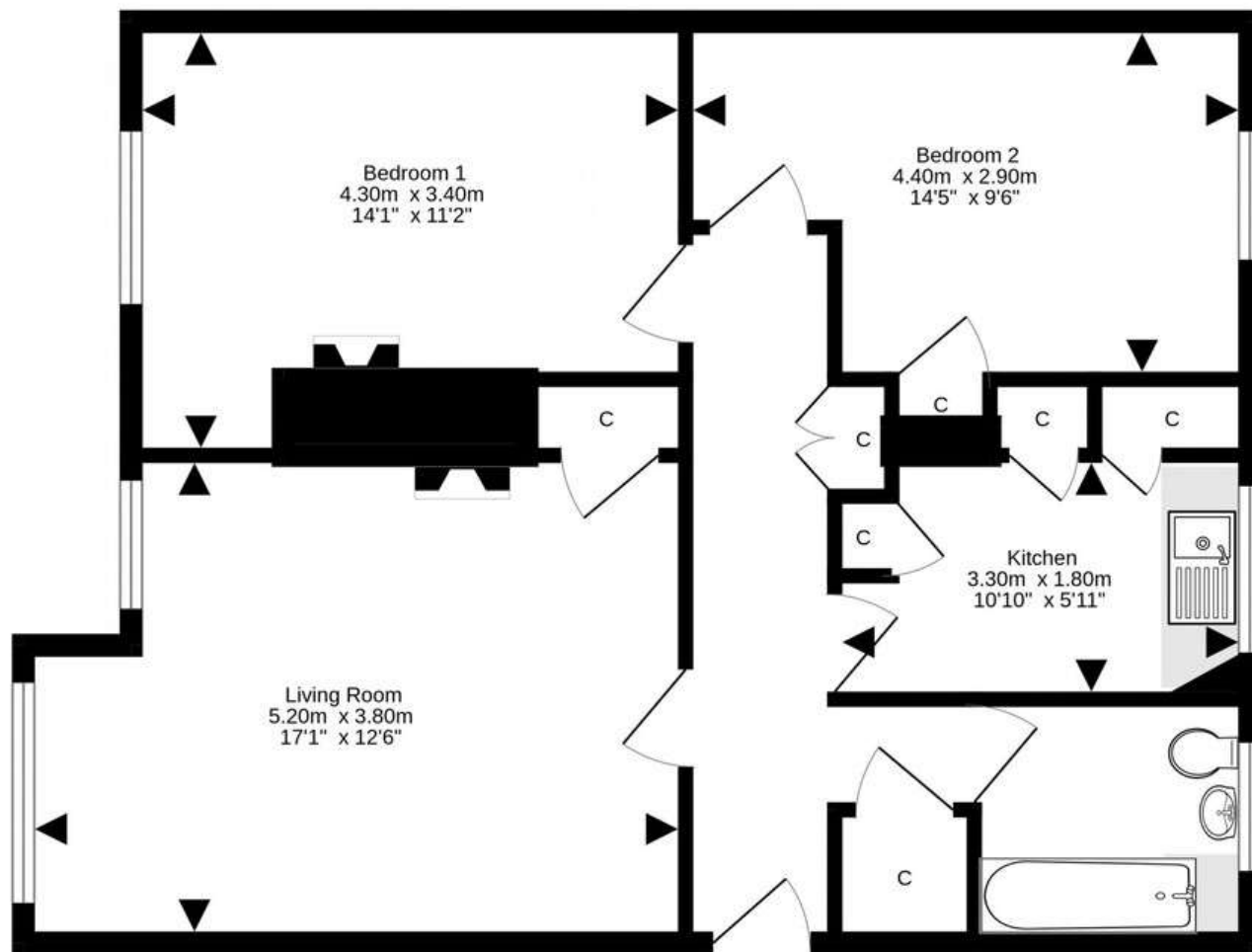
Extras

The curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

