



MURRAY
BEITH
MURRAY



OLD TOWN

259/4 CANONGATE | EDINBURGH | EH8 8BQ

“Modern, well-presented 2 bed flat in the heart of the Old Town, close to excellent amenities, the Royal Mile & Edinburgh Castle”

- Entrance Hall
- Sitting Room / Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom

www.murraybeith.co.uk

Description

259/4 Canongate is an attractive 2 bed first floor flat, situated in the heart of the historic Old Town. The location is superb with excellent local amenities, including the Royal Mile and Edinburgh Castle, and is a convenient distance from the city centre and surrounding areas.

Entrance hall; bright sitting room /dining room; fitted kitchen with wall & base units and integrated appliances; 2 good-sized double bedrooms; bathroom with 3 piece suite and shower over the bath.

Location

Canongate is situated in the heart of Edinburgh, just 1/4 mile from Edinburgh Castle, The Royal Mile, Grassmarket, National Museum of Scotland, and within Edinburgh's world famous Old Town Conservation Area & World Heritage Site. The immediate locale provides an excellent range of amenities, from restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Holyrood Palace, Scottish Parliament Building and Edinburgh University campuses are only a short distance away. Lovely walks can be taken at Holyrood Park and up to Arthurs Seat, whilst leisure facilities are available at the Royal Commonwealth Pool. The main shopping thoroughfares of Princes Street and George Street are within comfortable walking distance from the property. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass, Haymarket & Waverly Train Station and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

Garden

Communal rear drying green.

General

Gas Central Heating. Timber casement pivot single glazing with astragals.

Extras

All fitted curtains, carpets, blinds and light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale, but any appliances, whilst believed to be in reasonable working order, are strictly "sold as seen".

Council Tax

Currently Band C

EPC Rating

Currently Band C

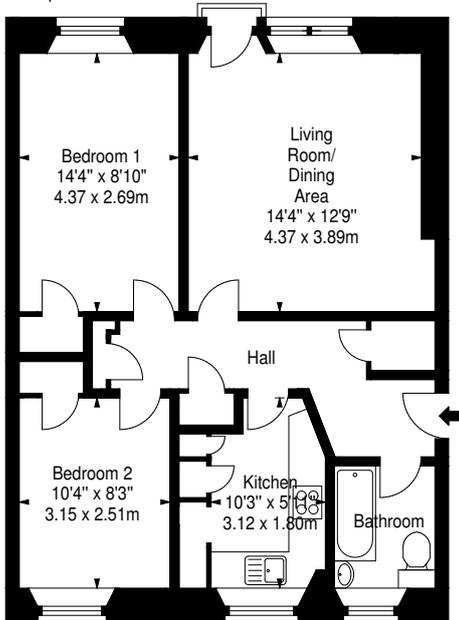
Entry

Negotiable

Cannongate, Edinburgh, EH8 8BQ



Approx. Gross Internal Area
667 Sq Ft - 61.96 Sq M
For identification only. Not to scale.
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First Floor



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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.