

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

177/4 CANONGATE
EDINBURGH
EH8 8BN



Lying on Edinburgh's historic Royal Mile between Edinburgh Castle and Holyrood Palace, this is a bright and deceptively spacious two-bedroom apartment in a coveted location. Boasting spectacular views, it presents a rare opportunity for a superb pied-à-terre, desirable investment, or comfortable home.

Positioned on the second floor of a mid-20th Century tenement building but built sympathetically to the earlier building and surroundings. The front door welcomes you into a generously proportioned hallway. Adorned with carpeting, a neutral décor and walk-in cupboard, it exudes a warm ambience and leads to all accommodation. Enjoying captivating views of the Canongate, the light-filled south-facing sitting room decorated in a calm colour palette and with carpeting and a living flame fireplace is a cosy and inviting space that allows for a versatile furniture configuration. To the rear, the sizeable dining kitchen is equipped with white wall and floor units, complementary worktops, and built-in storage alongside freestanding appliances. With breathtaking views of the 19th-Century Old Royal High School and The Nelson Monument on the edge of Calton Hill, it is very much at the heart of the home. The south-facing principal double bedroom is bathed in plentiful natural light and benefits from a wonderful aspect of the Canongate. Generous in size it features a built-in cupboard and a serene colour scheme. An additional double bedroom with carpeting and built-in cupboards is a restful retreat with a delightful outlook. Each shares access to a well-appointed and traditional-style bathroom complete with a bath, shower enclosure, WC, and washbasin. Externally the property benefits from residents' parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Tenement apartment
- Generous hallway
- South-facing sitting room overlooking The Canongate
- Sizeable dining/kitchen with stunning views
- Two spacious south-facing double bedrooms
- Well-appointed bathroom
- Gas central heating
- Residents' parking

Area

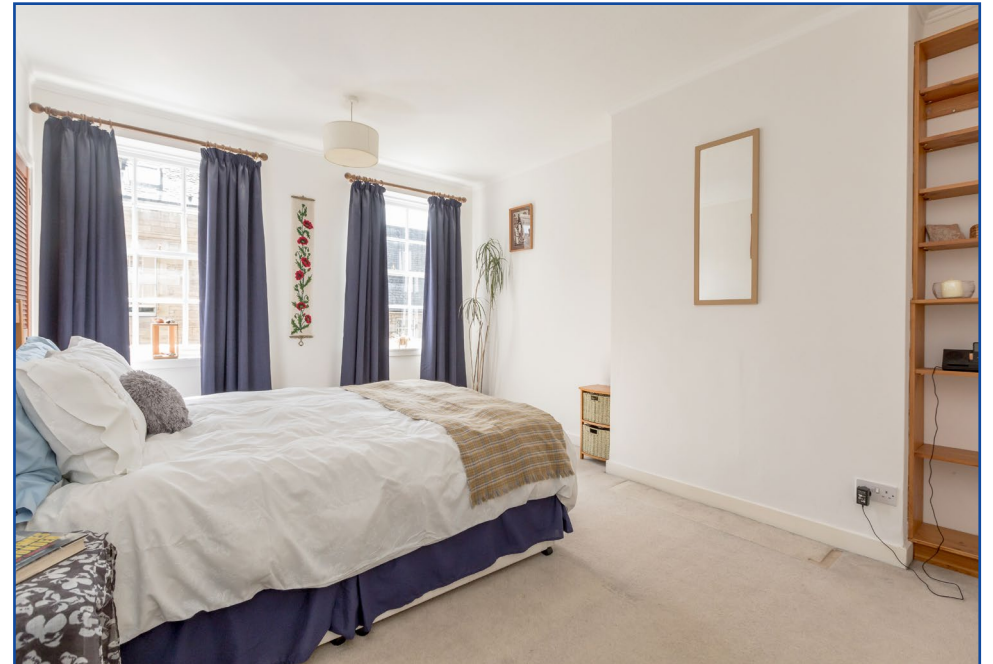
The Canongate lies on the historic and iconic Royal Mile between Edinburgh Castle and Holyrood Palace. Its enviable location close to the city centre means that there are an array of fashionable cafés, bars, and restaurants on the doorstep as well as some of the city's finest tourist and cultural attractions. Residents enjoy a wealth of recreational and leisure facilities including the Royal Commonwealth Pool; scenic walks at Calton Hill, Holyrood Park, and Arthur's Seat; as well as access to Nuffield Fitness and Wellbeing Gym at The Omni Centre. St James Quarter is a ten-minute walk and offers first-class dining, shopping, and entertainment choices. Excellent local amenities including a Tesco Express on Holyrood Road and Sainsbury's Local on South Bridge. For larger shopping requirements, there is a Sainsbury's superstore ten minutes' drive away at Cameron Toll Shopping Centre. The property is ideally positioned for the University of Edinburgh and Edinburgh College of Art, both within walking distance and it falls into the catchment area for the Royal Mile Primary School and James Gillespie High School. Private schooling options include George Heriot's School. Waverley Railway Station and bus or tram links to Edinburgh International Airport are within walking distance. The City Bypass that links into the Central Scotland motorway network is in close proximity.

EPC Rating: C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

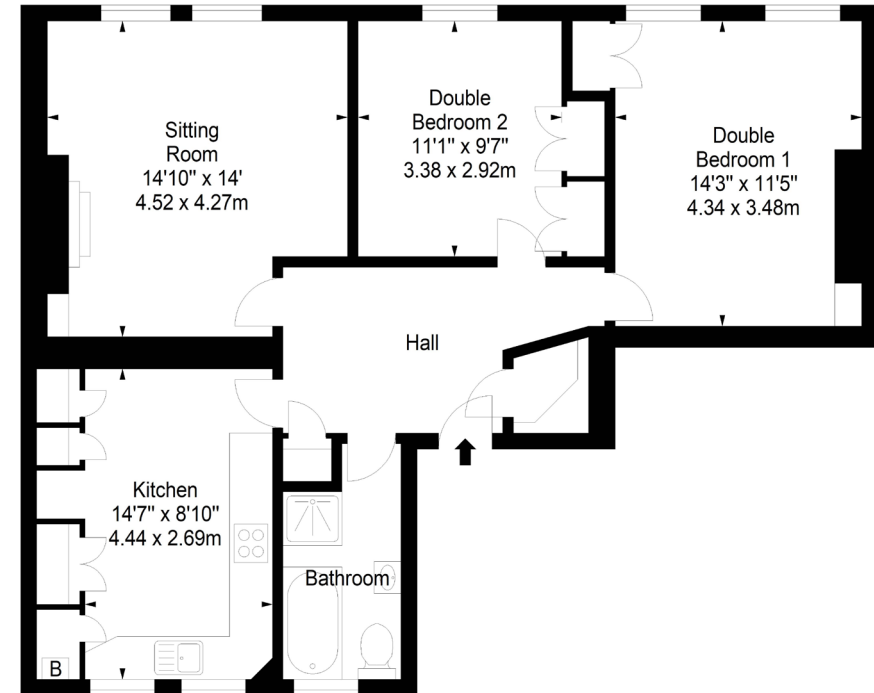




Canongate,
Edinburgh, EH8 8BN



Approx. Gross Internal Area
865 Sq Ft - 80.36 Sq M
For identification only. Not to scale.
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Second Floor

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