



2
Double
Bedroom



Permit/
Meter
Parking

Council Tax
C

EPC Rating
D

Offers Over £275,000

234/3 Canongate, Royal Mile, Edinburgh EH67EN

Situated on Canongate, a part of The Royal Mile running down to The Scottish Parliament, this bright and well-presented two bedroom flat is set in the bustling heart of Edinburgh's historic Old Town, and afford.

Two bedroom first floor flat located in a sought after area. Internally, the accommodation comprises of entrance hallway with storage cupboard, living room/dinner, fully fitted kitchen, two bedrooms with storage, shower room with WC. Extra storage cupboard at Entrance to flat. The flat also benefits from Electric central heating and double glazing.

Extras

All The items are included in the sale of the property are as per the schedule. The property is being sold as seen. The seller does not warrant the working order of the appliances, systems, or services.

Parking

There are several permit/ metered parking options close to the flat.

- First Floor flat
- Sitting Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower room with Wc
- Storage Cupboard
- Double Glazing and Electric heating
- Views to Arthur's seat
- Close to Waverly Station





A spacious first floor flat located just off the Royal Mile and affording lovely views of Salisbury Crags. The property ideally located close to the Scottish Parliament and the University of Edinburgh, both of which are within walking distance of the flat. The commuter is well served with Waverley railway station and Edinburgh bus station within walking distance: equally, a wide selection of bus routes to all parts of the city and beyond run nearer the flat. The area boasts many fine cafes, bistros, bars and restaurants. There are many lovely walks around Holyrood Park and up to Arthur's Seat. Additionally, there are a variety of local specialist shops as well as Meadowbank Retail Park and a Morrisons superstore in Jocks Lodge, all of which are a short cycle/bus/car journey away. The Royal Commonwealth Pool and all of Edinburgh's favourite tourist attractions are close by. Conveniently situated for all of Edinburgh's festivals, Princes Street Gardens and Calton Hill



Home Report

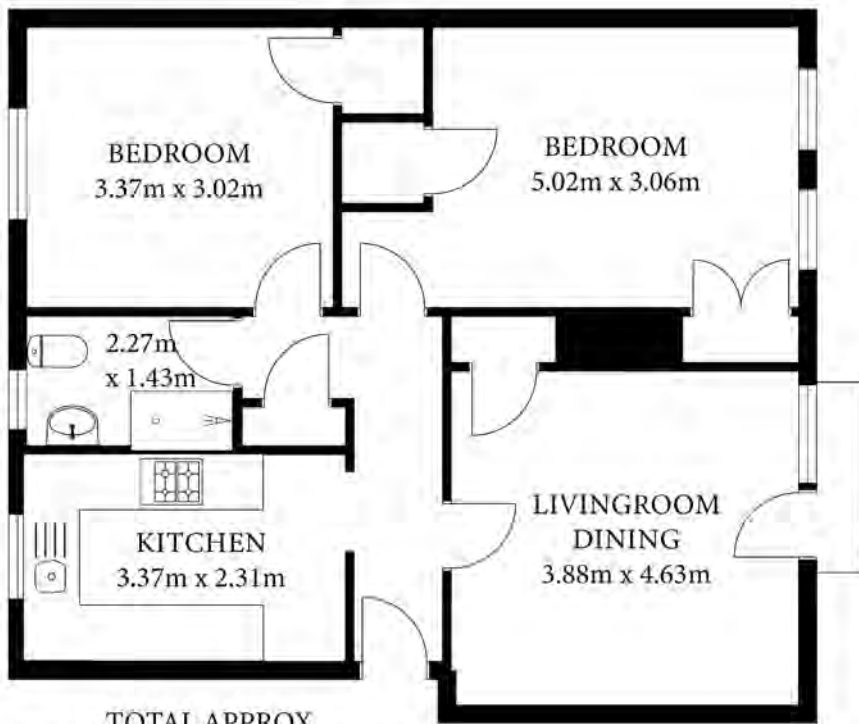
The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP

Solicitors

Stewart Watt ,202 Dalry Road, Edinburgh, EH11 2ES DX: ED166



TOTAL APPROX
FLOOR AREA 60.5 SQ METERS

