

255/5 Canongate

OLD TOWN, EDINBURGH, EH8 8BQ



*A SUPERB TWO-BEDROOM FLAT SET WITHIN A HISTORIC
B-LISTED BUILDING ON THE ICONIC ROYAL MILE*



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McEwan Fraser Legal is delighted to present this superb two-bedroom flat that forms part of a historic B-listed building on the iconic Royal Mile, right in the heart of Edinburgh's Old Town conservation area. Offering an exceptional central position, this property will appeal to a wide range of buyers looking for a characterful home in a world-renowned location.

Accessed via a secure shared stairwell, the front door opens into a welcoming hallway with a useful, storage cellar where each apartment has a dedicated compartment. From here, the accommodation flows naturally through the property. The bright and spacious living room is a particularly appealing space, offering excellent flexibility for a variety of furniture layouts, including ample room for a dining area.

The Property



Positioned opposite, the kitchen is well equipped with a range of wall and base units alongside integrated appliances.







There are two well-proportioned double bedrooms, and a modern bathroom sits off the hall, completing the internal accommodation. The property is presented in neutral tones throughout and benefits from gas central heating and double glazing.



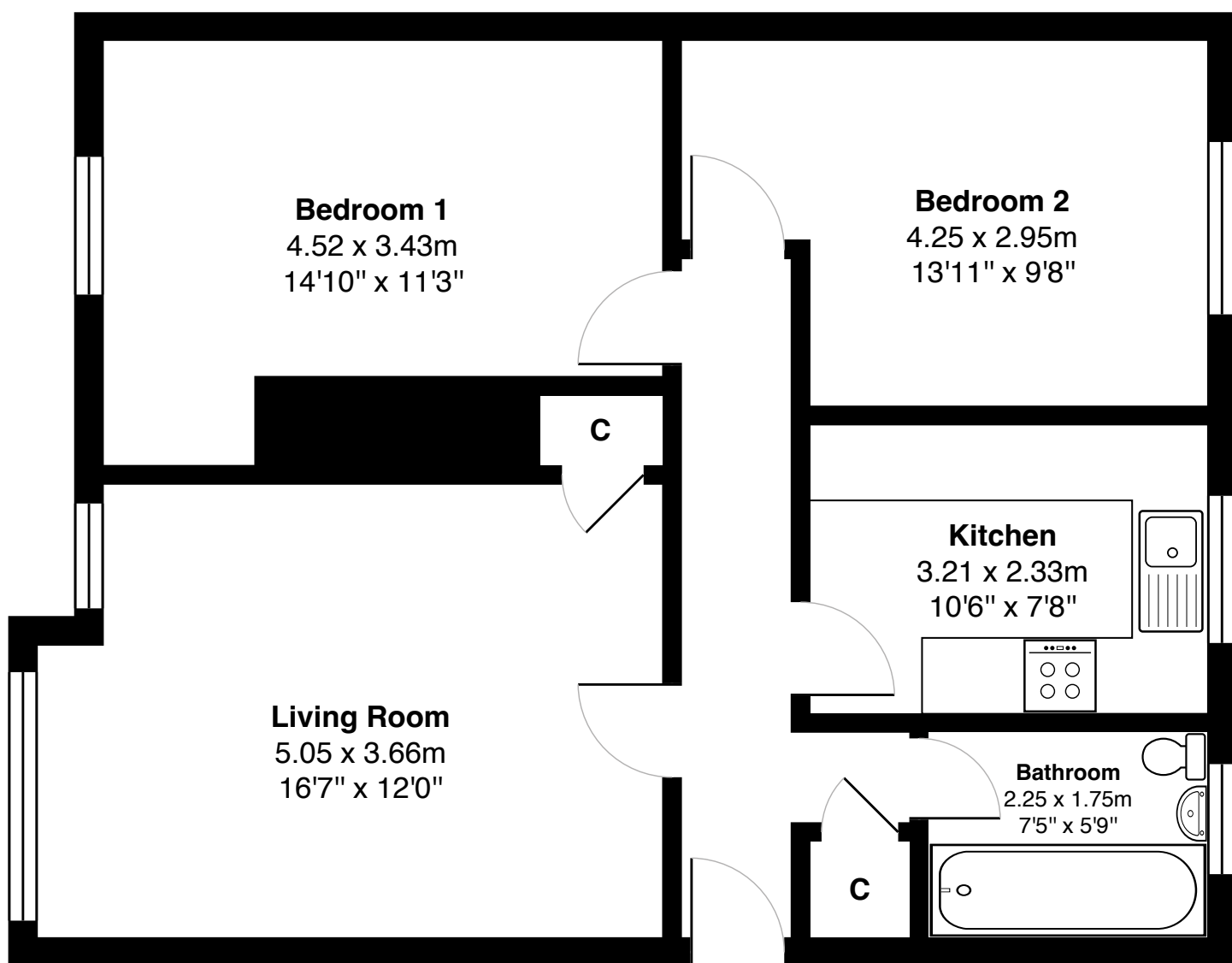


Bedroom 2









Gross internal floor area (m²): 68m²

EPC Rating: C



Externally, the flat enjoys a shared courtyard with drying facilities, and residents' on-street permit parking within Zone 3.





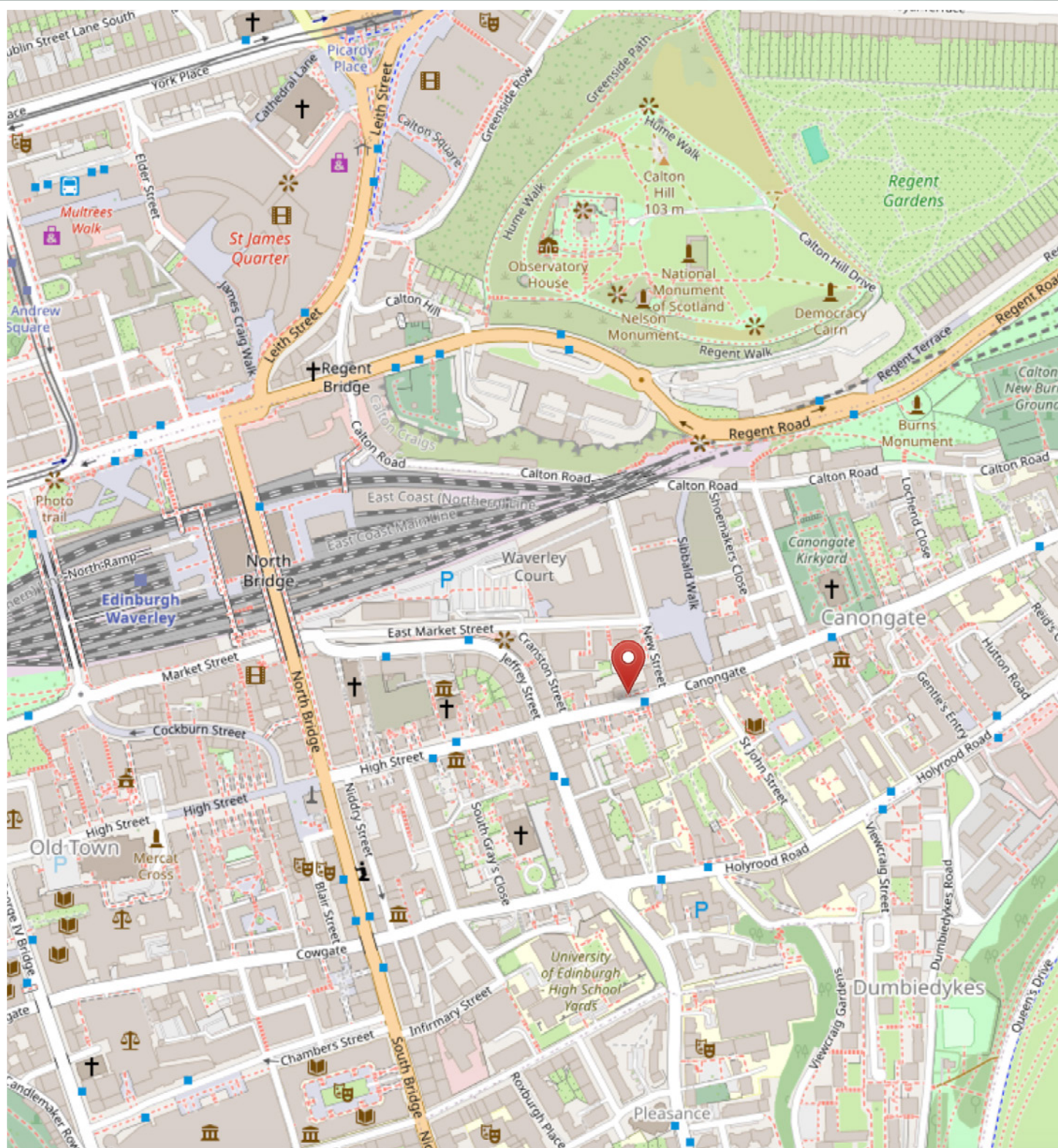


Set within a UNESCO World Heritage Site, the Old Town offers an unrivalled blend of history, culture, and convenience. The property is surrounded by an excellent selection of cafés, bars, restaurants, and boutique shops, while the nearby St James Quarter provides a superb range of high-street and designer retail, dining, and leisure options. Edinburgh Castle, the Scottish Parliament, Holyrood Palace and Park, Arthur's Seat, and Princes Street are all within easy walking distance.

Transport links are first class, with Waverley Station, the tram network, and an extensive bus service all close at hand, making commuting across the city and beyond straightforward.

The property falls within the catchment for St Mary's RC and Royal Mile Primary Schools, and St Thomas of Aquin's and James Gillespie's High Schools, and is also conveniently located for access to the University of Edinburgh campuses.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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