



### Flat 1A, 100 Canongate, Edinburgh, EH8 8DD

Light & Well-Presented, One-Bedroom, Dual Aspect, Ground Floor Flat Up to date price and viewing info at mov8realestate.com/property



# **Property Description**

Light and well-presented, one-bedroom, dual aspect, ground-floor flat, forming part of a traditional stone-built tenement. Rarely available, located in the heart of Edinburgh's Old Town World Heritage Site.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom and shower room.

This exceptional location would make a lucrative buy-tolet/holiday-let, as well as a perfect pied-à-terre for the city centre.

Highlights include quality flooring, a fitted kitchen, a bright modern bathroom, gas central heating, sash and case windows and tall ceilings. In addition, there is a secured entry system, a private store in the communal hall, and a quiet, shared patio/drying garden to the rear.

Located toward the eastern end of the Royal Mile, close to the Scottish Parliament, there is zoned street parking and easy access to the open spaces of Holyrood Park.

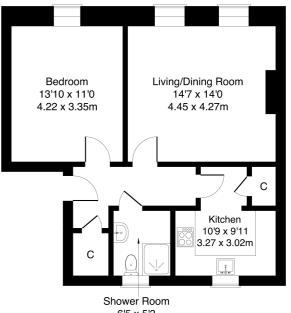
A welcoming entrance hall provides access throughout, including a deep storage cupboard, and has additional space for outerwear. Set to the front is a good-sized public room which can accommodate both lounge and dining furniture, and includes a central spotlight fitting, wood effect flooring and a wooden fireplace surround.

South facing, to the rear, is the kitchen with tiled flooring and a built-in storage cupboard; whilst fitted units include stone-effect worktops, a sink with a drainer, and an integrated oven and gas hob.

Set to the front, a spacious double bedroom has a central spotlight fitting, guality flooring and space for freestanding furniture. Completing the accommodation, to the rear, is the shower room, fitted with a modern suite, and contemporary wall panelling and flooring.

### mov<sup>®</sup> Flat 1A, 100 Canongate, Edinburgh, EH8 8DD

Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



6'5 x 5'3 1.95 x 1.61m

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Edinburgh's Old Town, a World Heritage Site, is a vibrant and central location, with a rich variety of amenities, facilities and attractions of Edinburgh's city centre just a few hundred yards away, with the iconic Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat all within a short radius. The Royal Mile itself is a bustling thoroughfare with

numerous bars, restaurants, bistros, cafés, and speciality shopping. Princes Street and George Street offer all the major shopping expected of a major city and are easily accessible on foot, as are the central travel hubs of Waverley Railway Station, St Andrew's Square, and York Place for onward travel.



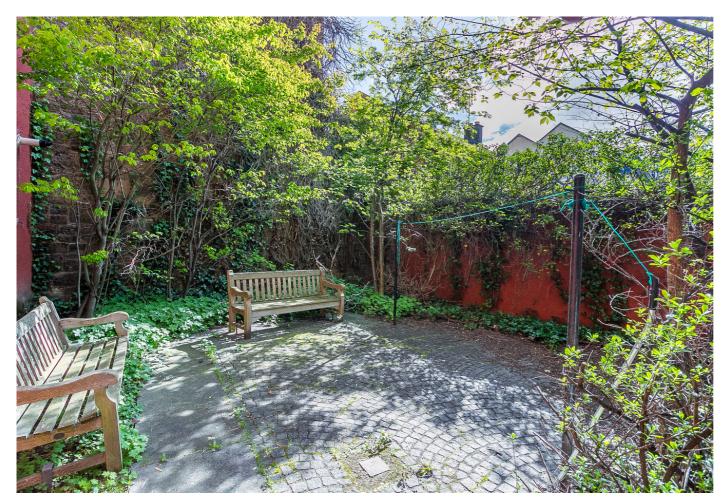
















### **Our Services**

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208 sales@mov8realestate.com www.mov8.com

#### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ



in

You Tube

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.