



Estate Agents and Solicitors

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

Light & Well-Presented, One-Bedroom, Dual Aspect, Ground Floor Flat

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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-to-let/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.

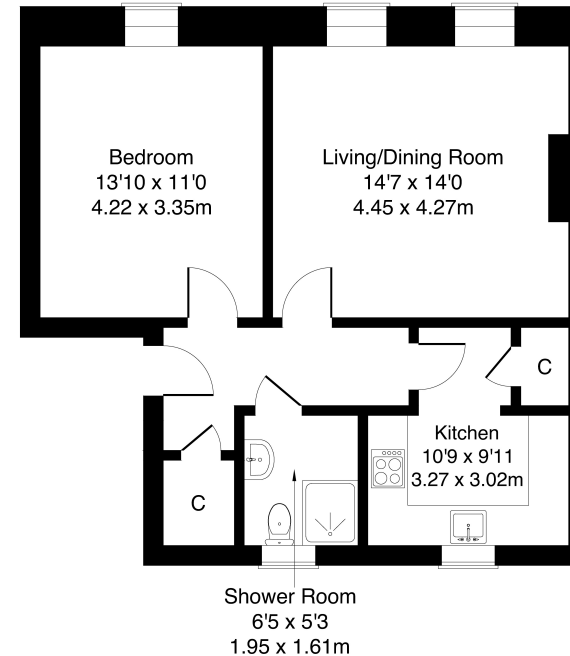
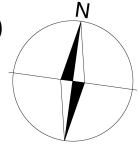
South facing, to the rear, is the kitchen with tiled flooring and a built-in storage cupboard; whilst fitted units include stone-effect worktops, a sink with a drainer, and an integrated oven and gas hob.

Set to the front, a spacious double bedroom has a central spotlight fitting, quality 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.



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

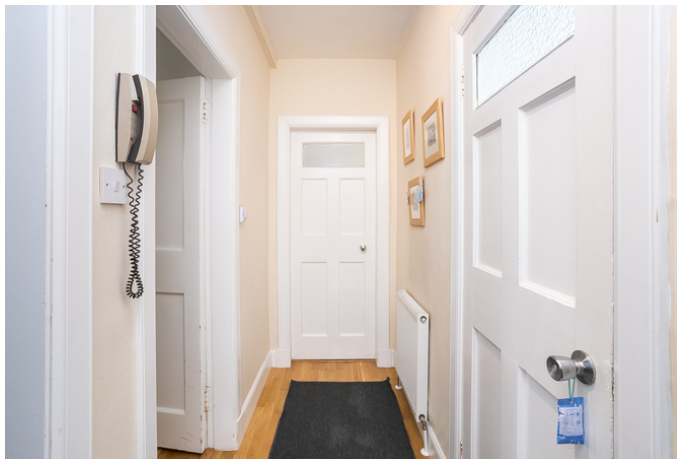


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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.





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