



123/4 Canongate, Old Town, Edinburgh, EH8 8BP

Light and Well-Presented, Traditional, One-Bedroom, Second-Floor Flat

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Property Description

Light and well-presented, one-bedroom, second-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.

Southerly facing and ready-to-move-in, the exceptional location would make this property a lucrative buy-to-let/holiday-let, or a perfect city centre home. Highlights include a modern, fitted kitchen with appliances, a bright modern bathroom, gas central heating, sash and case windows, and light, neutral decor.

In addition, there is a secured entry system and a quiet, shared patio/drying garden to the rear.

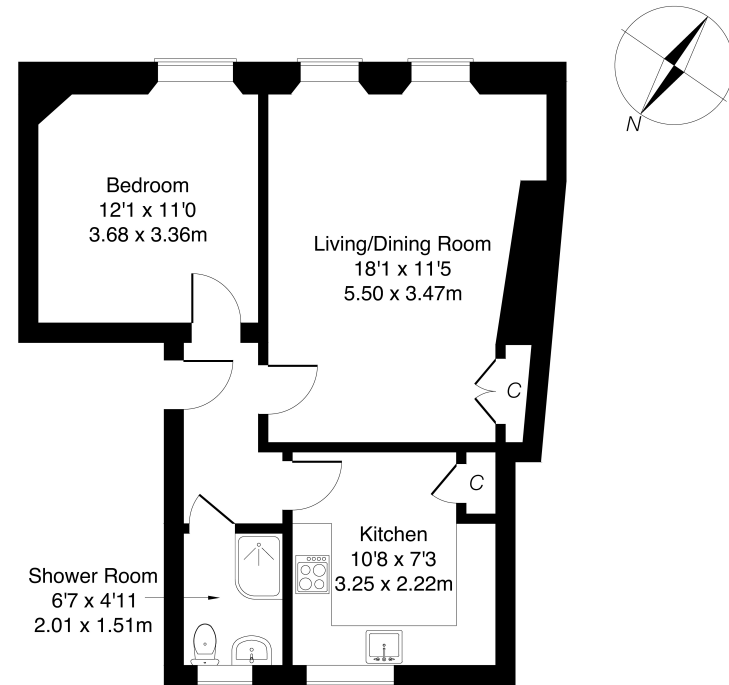
A welcoming entrance hall, finished with light, neutral decor, leads into a flexible, front-facing reception room. Enjoying a southerly aspect and plenty of natural light from tall, twin, sash-and-case windows, the versatile space includes built-in cupboard storage and provides an ideal setting for both lounge and dining furniture. Next door, a kitchen is fitted with white base and wall units, stone-effect worktops and splashback tiling. Appliances include an integrated oven, a ceramic hob, a stainless-steel canopy, a freestanding fridge and a washing machine, whilst a built-in cupboard provides useful additional storage.

Fronted by a tall sash-and-case window, with wooden shutters, and sharing the reception room's sunny aspect, the flat's double bedroom is light and airy and provides ample space for freestanding furniture and storage.

Completing the accommodation, a bright shower room comprises a corner shower cabinet, a white, two-piece suite, a chrome, ladder-style radiator and tiled splash walls.

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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 on offer. Princes Street and George Street offer all the major shopping expected of a major city and is 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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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



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