



160a/4, Canongate, Edinburgh, EH8 8DD

Beautiful One-Bedroom Flat with Iconic Views in the Heart of Edinburgh's Old Town

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Property Description

Situated in a rarely available position within Edinburgh's historic Old Town World Heritage Site, this beautifully presented one-bedroom, dual-aspect flat occupies the second (top) floor of a charming Category C listed stone-built tenement.

Comprises an entrance hall (with a large storage cupboard), living/dining room, kitchen, double bedroom and bathroom.

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

Highlights include a fitted kitchen with appliances, quality hardwood flooring, and a bright bathroom. In addition, there are gas central heating, sash-and-case windows and tall ceilings.

Furthermore, there is a secured entry system and a resident's permitted mews parking to the rear of the development.

A welcoming entrance affords access throughout the property, including a convenient storage cupboard. Set to the front, with stunning views onto the Royal Mile, a spacious lounge has space for dining, and features carpeted flooring, a central light fitting and a built-in cupboard. Set off the lounge, a fitted kitchen has stone effect worktops, a tiled surround, and appliances including a gas cooker, a fridge/freezer and a washing machine.

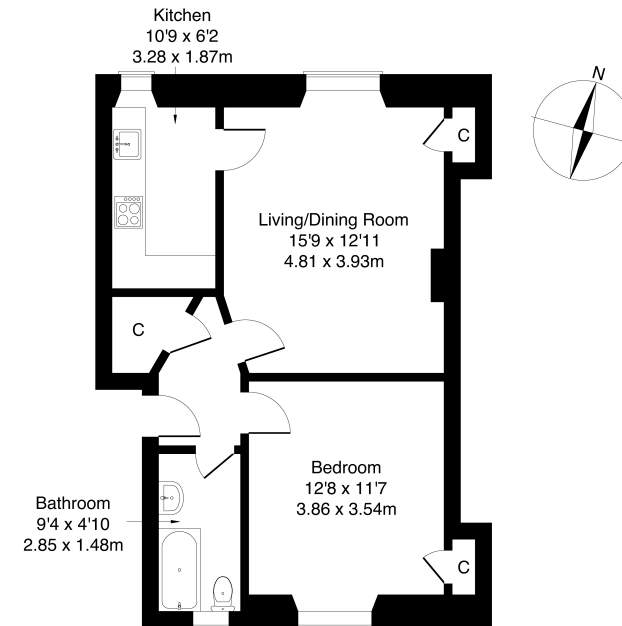
To the rear, a generous double bedroom enjoys a peaceful southerly aspect and is finished in light, neutral tones with traditional coving and a built-in cupboard. From here, residents can enjoy breathtaking views of Arthur's Seat. The bedroom and hallway have new solid oak flooring. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower over the bath and tiled splash walls.

Boasting panoramic views over the Royal Mile to the front and Arthur's Seat to the rear, this characterful property offers a unique opportunity to own a piece of the city's rich heritage.



160a/4 Sugarhouse Close, Canongate, Edinburgh EH8 8DD

Approximate Gross Internal Area: (549 sq ft - 51 sq m.)



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

Area Description





Located in the heart of Edinburgh's historic Old Town—an esteemed UNESCO World Heritage Site—this property enjoys a prime central setting surrounded by the rich culture and vibrant atmosphere of the city centre. Just a short walk away are many of Edinburgh's most iconic landmarks, including Edinburgh Castle, St Giles' Cathedral, the Grassmarket, the Scottish

Parliament, Holyrood Park, and Arthur's Seat. The Royal Mile, right on the doorstep, offers a lively mix of bars, cafés, restaurants, bistros, and unique boutiques. For more extensive shopping, both Princes Street and George Street are within easy reach, while excellent transport connections are available nearby at Waverley Station, St Andrew Square, and York Place.





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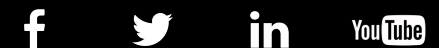
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Estate Agents and Solicitors



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