

**129/3 Canongate
EDINBURGH EH8 8BP**

Offers Over £250,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms both with storage cupboards
- Bathroom fitted with three-piece suite and electric shower over the bath
- Hallway with two storage cupboards
- Gas central heating
- Drying green
- Furniture included



1



2



1



EPC D



Flat

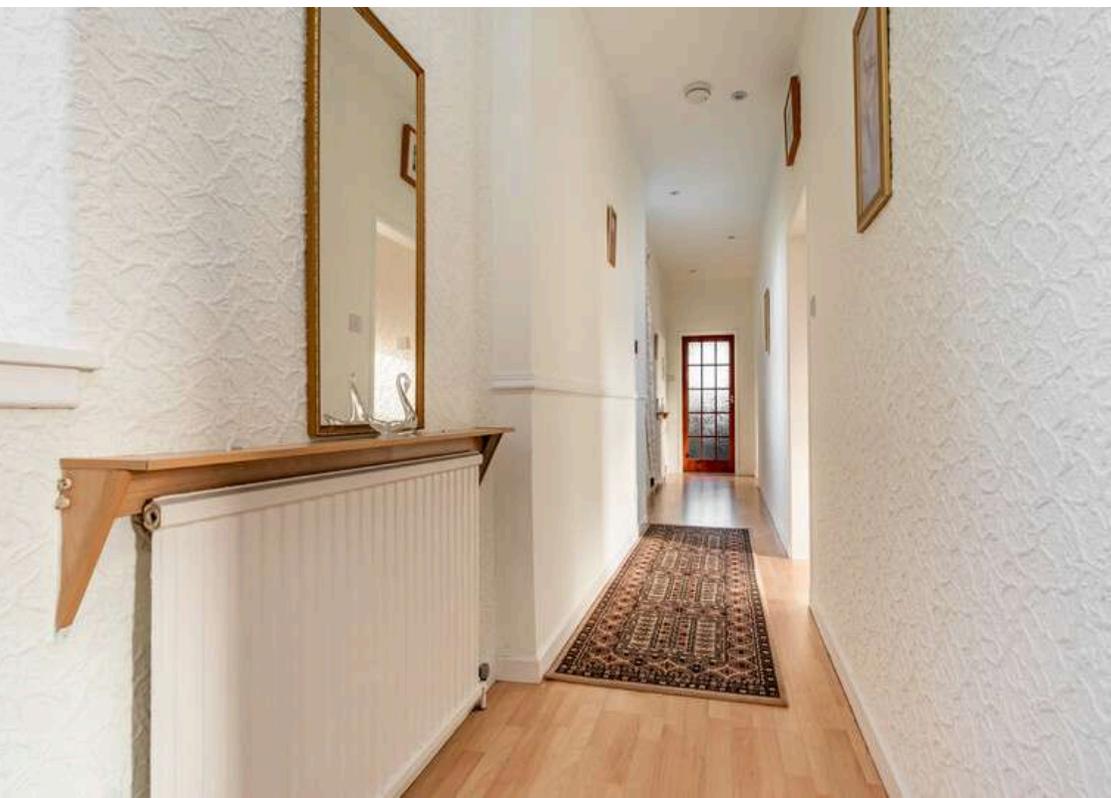
Blair Cadell are delighted to bring to market this fantastic two bed flat in the heart of Edinburgh's old town. The property is well presented and would be ideal for a range of different purchasers.

The accomodation comprises of a well proportioned living/dining room with a decorative fireplace. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances which are included in the sale. There are two double bedrooms both with built in storage space. A recently fitted bathroom with a three-piece suite and electric shower over the shower. The hallway has two large cupboards offering plenty of additional storage space. Gas central heating and single glazed windows throughout. Drying green to the rear of the property along with residents parking. *No warranties given for systems or appliances, furniture available by separate negotiation*

The property ideally located close to the Scottish Parliament and the University of Edinburgh, both of which are within walking distance of the flat. The commuter is well served with Waverley railway station and Edinburgh bus station within walking distance: equally, a wide selection of bus routes to all parts of the city and beyond run nearer the flat. The area boasts many fine cafes, bistros, bars and restaurants on the door step plus there are lovely walks around Holyrood Park and up to Arthur's Seat. Additionally there are a variety of local specialist shops as well as Meadowbank Retail Park and a Morrisons superstore in Jocks Lodge, all of which are a short cycle/bus/car journey away. The Royal Commonwealth Pool and all of Edinburgh's favorite tourist attractions are close by. Conveniently situated for all of Edinburgh's festivals, Princes Street Gardens and Calton Hill.

Viewing by appointment on 0131 337 1800

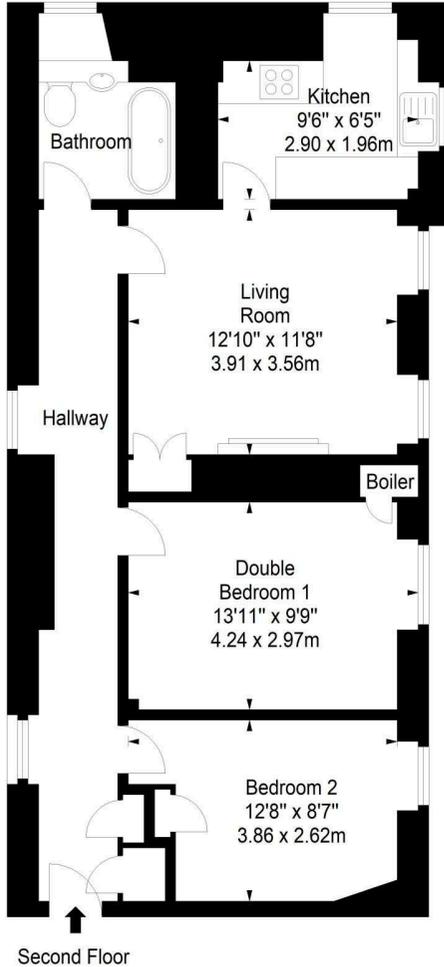




Canongate,
Edinburgh,
Midlothian, EH8 8BP



Approx. Gross Internal Area
712 Sq Ft - 66.14 Sq M
For identification only. Not to scale.
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