



185/8 Canongate
Old Town, EH8 8BN

Deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Study
- Bathroom
- Shared Drying Green
- Residents' Permit Parking
- Gas Central Heating
- EPC Rating – D



This spacious fourth floor flat forms part of a traditional tenement located in Edinburgh's historic Old Town, within the Canongate area. The property is close to a wide range of local amenities including shops, bars, cafes and restaurants. It is also close to the city's iconic landmarks Holyrood Palace and The Scottish Parliament. Waverley station is a short walk away with additional transport options available nearby via bus and tram. The accommodation has a secure entry system and comprises: welcoming hallway, spacious living room, separate stylish kitchen/dining room, two double bedrooms (one with built-in mirrored wardrobes) and bathroom with shower over bath. Two large cupboards off the hallway give ample storage and one is currently being used as a study. Externally, there is shared drying green to the rear, lock up shed and a residents' car park with permit parking. The property features gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, dishwasher and light shades. Other items may be available by separate negotiation. All included appliances are sold as seen with no warranty provided.

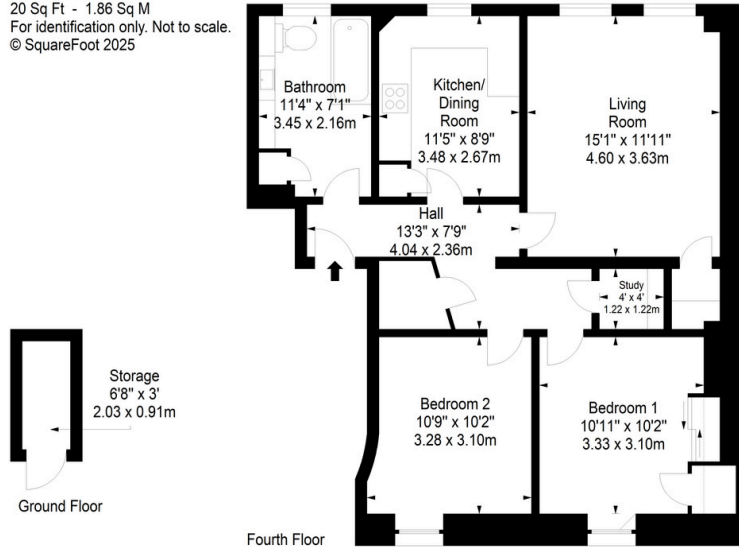


Canongate,
Edinburgh,
Midlothian, EH8 8BN



Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M

Storage
Approx. Gross Internal Area
20 Sq Ft - 1.86 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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