



255/2 Canongate
Old Town, Edinburgh, EH8 8BQ

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SIMPSON & MARWICK

simpsonmarwick.com

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Stylish 2 bedroom first floor flat located in Edinburgh's historic Old Town

- First-floor flat in the city centre
- B-listed building (1956-57)
- High-quality fixtures & fittings
- Open-plan kitchen/living/dining room
- 2 bedrooms with storage
- True move-in condition
- Old Town conservation area
- Crisp white interiors throughout
- Ultra-modern kitchen design
- High-specification shower room



DESCRIPTION

Enviably set within easy reach of all the city centre has to offer, this southeast-facing, two-bedroom, first-floor flat forms part of a B-listed building (1956-57) in Edinburgh's prestigious Old Town. It is brought to market in true move-in condition and is finished to impeccable standards with high-quality fixtures and fittings and neutral decor, allowing new buyers to easily add their own stamp. It is sure to be in demand and prove popular with city professionals and couples alike. Conveniently, controlled parking is available in the vicinity with a residents' permit (Zone 3).

LOCATION

Characterised by its narrow closes and winding medieval streets, Old Town is the oldest part of Edinburgh and recognised globally as a UNESCO World Heritage Site. Steeped in history and culture at every turn, the Old Town is home to some of the capital's most famous buildings and landmarks, namely Edinburgh Castle (perched atop an extinct volcano), St Giles' Cathedral and the Palace of Holyrood House. The area's cosmopolitan social scene is driven by diverse pubs and eateries, particularly at the Grassmarket, as well as the

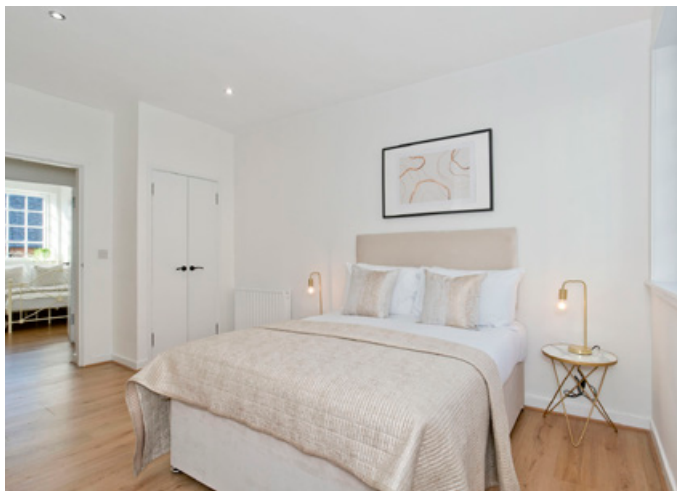
trendy bars, clubs and live music venues that now occupy the ancient underground vaults. In addition to a wealth of independent shops and boutiques, the Old Town is within easy walking distance of the main shopping district of Princes Street and George Street, as well as department stores including Harvey Nichols and John Lewis. Residents of the Old Town are never more than a few minutes' walk from some of the capital's most beautiful green spaces, including Princes Street Gardens and Holyrood Park, and local schooling is provided at primary and secondary level. Popular with professionals, students, and visitors alike, the Old Town is served by major transport links, including national rail links from Waverley Station, a new tramline to Edinburgh International Airport, and a comprehensive bus network.

FIXTURES AND FITTINGS

All fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale.

VIEWING DETAILS

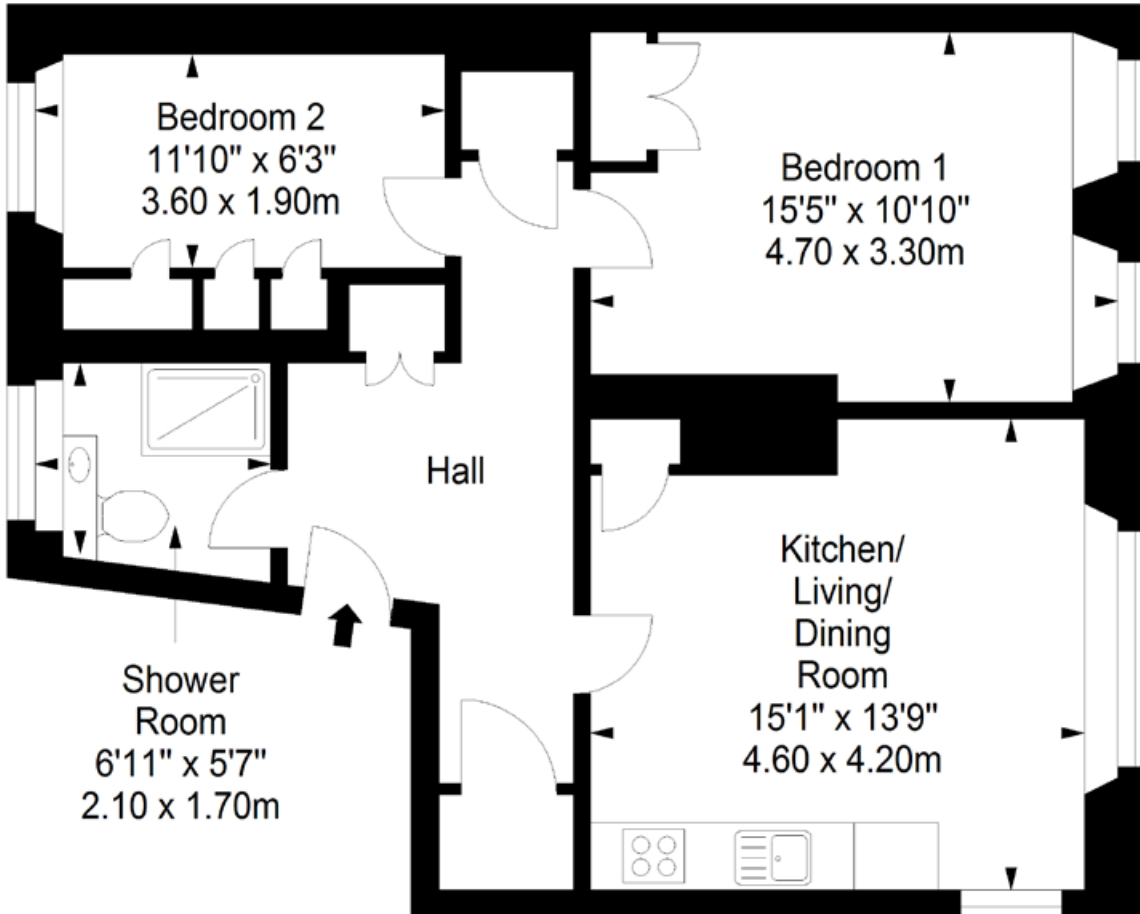
By appointment telephone Agent 0131 581 5700





First Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 sq. feet)

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.