



*FABULOUS TWO BEDROOM APARTMENT IN
THE OLD TOWN WITH TWO PARKING SPACES
AND BEAUTIFUL COMMUNAL GARDENS*



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McEwan Fraser Legal is delighted to present this stunning two-bedroom, first-floor flat situated in a former Maltings building with a rich historical background. Built by the illustrious Blair family to serve the renowned Craigwell Brewery, this charming flat offers a glimpse into the area's fascinating past. The heritage-listed building is conveniently located in the heart of the Old Town, offering spacious rooms and a delightful communal garden, a rarity in this bustling city centre. With its close proximity to the Scottish Parliament, Holyrood Park, Waverley Station, and the iconic Royal Mile, this flat is perfect for those seeking a residential home or a lucrative investment property.

The Property



Upon entering the main door, you're greeted by a vestibule leading to a generously sized living room, providing ample space for both lounging and dining. The room is bright and airy, reflecting the building's industrial heritage. The semi-open plan kitchen adjoins the living room, making it perfect for entertaining. Positioned on either side of the living room and the dining area, the two double bedrooms offer plenty of space and versatility, along with ample storage throughout the property. A staircase in the second bedroom leads to a fire escape, adding a unique touch. Completing the internal accommodation is a generously proportioned bathroom, complete with a three-piece white suite and a shower over the bath.

The Property







Bedroom 1

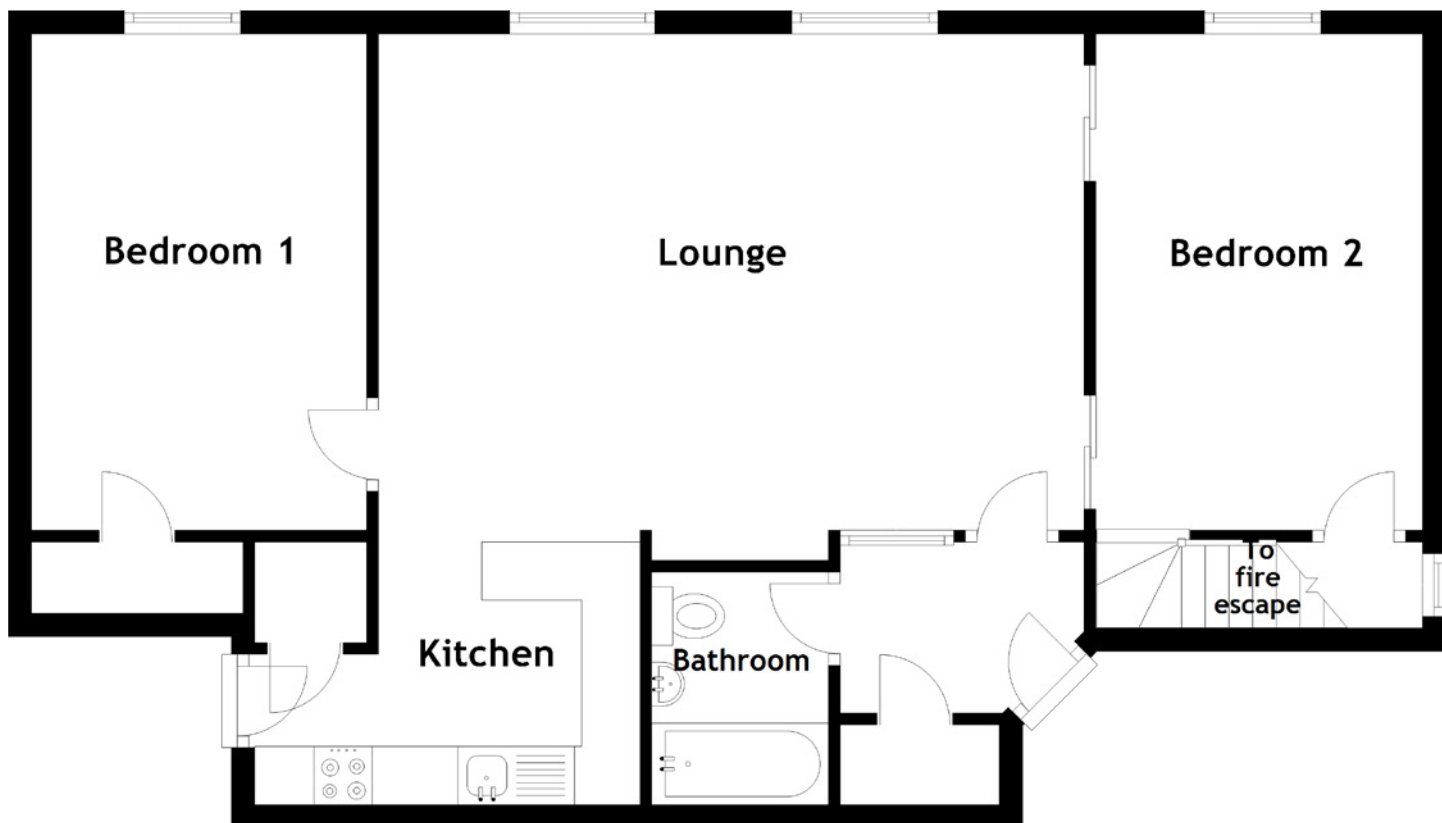




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.05m (19'10") x 4.51m (14'10")
Kitchen	3.30m (10'10") x 2.25m (7'5")
Bedroom 1	4.25m (13'11") x 2.87m (9'5")
Bedroom 2	4.25m (13'11") x 2.80m (9'2")
Bathroom	1.99m (6'7") x 1.51m (5')

Gross internal floor area (m²): 65m²

EPC Rating: F

Stepping outside, you'll discover the beautifully maintained communal garden, an oasis within this vibrant city centre. Here, you can unwind and appreciate the serenity of this historic setting. This property blends historic charm with modern living, making it an exceptional find in the heart of the Old Town. Two allocated parking spaces and communal gardens add to the desirability.





The Old Town of Edinburgh is rich in culture and history and at its heart is the Royal Mile. The Canongate is a historic section of the Royal Mile, close to Holyrood Palace and the Scottish Parliament. Campbell's Close sits just behind The Canongate and is accessed from Calton Road. The Scottish Parliament is, at most, a couple of minutes away on foot. As well as proving attractive to visitors from around the world, the Old Town offers residents a good selection of local facilities including specialist shops, bars, restaurants and narrow closes and lanes which create a unique atmosphere and provide numerous places of interest. Steps ascend Calton Hill, starting only 3 minutes from the property, for perfect views over the length of Old Town and across all of New Town with river and sea surrounds. Here, the concept of 'panorama' was literally created.

Starting from Campbells Close and walking to the end of The Canongate, you arrive at the King's residence of Holyrood House, with a palace, art gallery and grounds open year-round for a single ticket. Opposite it is the Scottish Parliament, open to architectural visitors and parliamentary observers, with its modern landscaped garden and seating capacity of over 200. Both are magnificently overlooked by Salisbury crags, the extended high features of Holyrood Park with a path starting across the road ascending Arthur's Seat.

The Location



Further along the Royal Mile will take you to the modern architecture of the Scottish Storytelling Centre with regular events and a café, and the John Knox House museum in an area replete with beautiful hidden closes and courtyards.

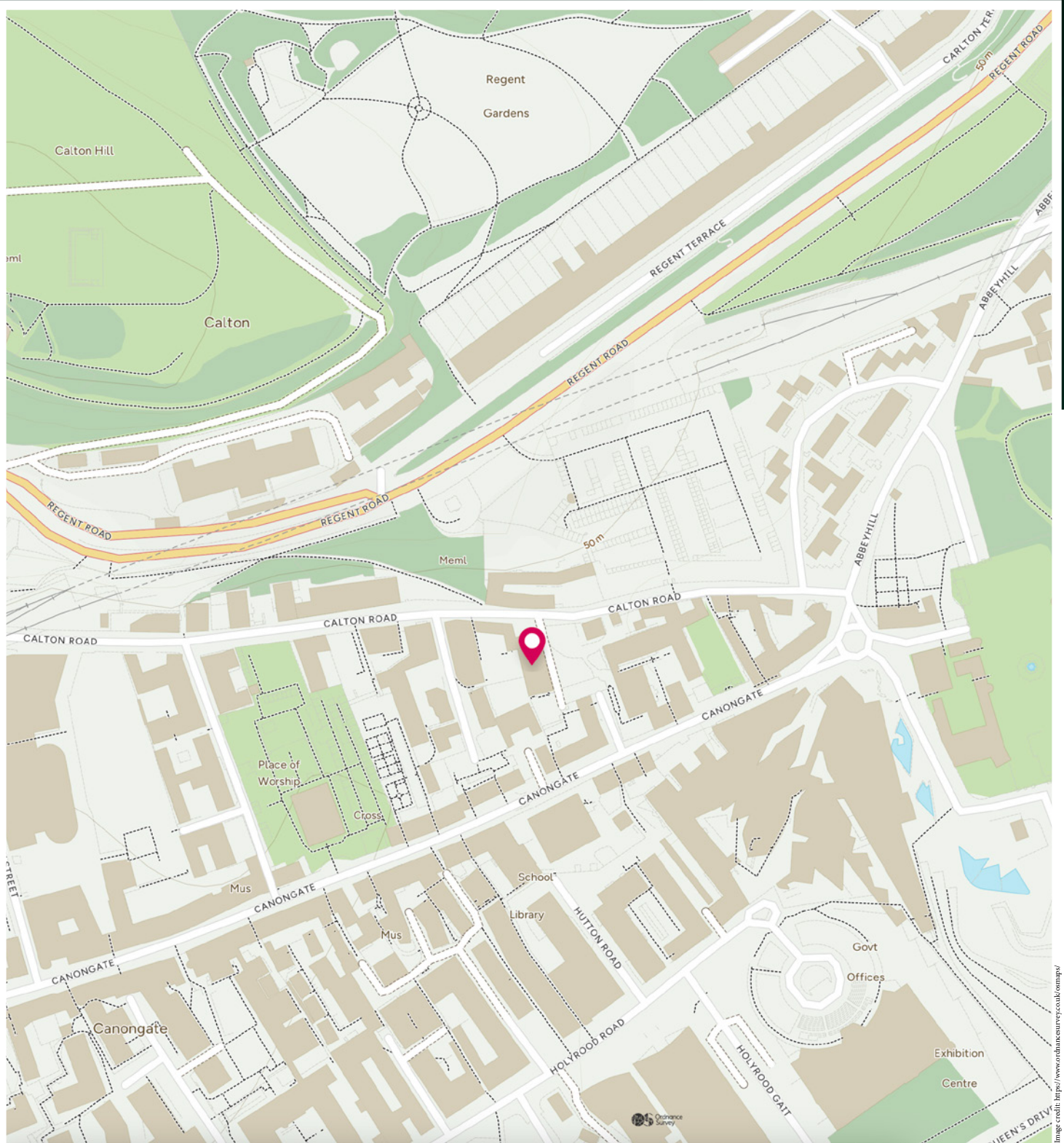
There is easy access to Waverley Station, Princes Street, the St James



Centre and the Omni Centre which can all accessed by a short walk along Calton Road.

Regular bus services operate to various parts of the city and surrounding areas. The open spaces of Holyrood Park are nearby as are the manicured gardens of Dunbar Close.





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