



257 Canongate  
Old Town, EH8 8BQ

**Deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR FLAT

- Sitting Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Rear Garden
- Permit & Pay Meter Parking
- EPC Rating – D



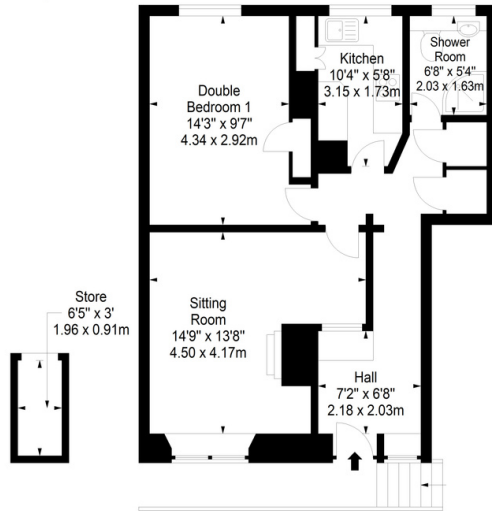
Situated on the famous Royal Mile and forming part of a 'B' listed building is this charming main door apartment located in the Old Town conservation area in the heart of Edinburgh's City Centre. Located within walking distance to many of the City Centres landmarks including Princes Street, George Street and St James's Quarter where there are a range of shops, bars and restaurants. There is a vast array of tourist attractions within the area including the Scottish Parliament, Dynamic Earth, Edinburgh Castle and Arthur's Seat. Waverley Station is a short walk providing easy access to the North and South. The accommodation would make an ideal purchase for the young professional and comprises; welcoming entrance hallway, lovely sitting room with feature fireplace, well laid out fitted kitchen, spacious double bedroom and stylish shower room. Externally there is access to a communal garden and permit and pay meter parking can be found within the area. Further benefits include gas central heating. Included in the sale are all blinds and curtains, oven, hob, hood, washing machine, fridge-freezer and light shades. The property can be sold fully furnished if required. All appliances included in the sale are sold as seen with no warranty provided.



Canongate,  
Edinburgh,  
Midlothian, EH8 8BQ



Approx. Gross Internal Area  
593 Sq Ft - 55.09 Sq M  
Store  
Approx. Gross Internal Area  
20 Sq Ft - 1.86 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Lower Ground Floor Ground Floor



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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Your Property People.

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