










Offers Over
£185,000

1/2 Munro Place

Canonmills | Edinburgh | EH3 5LJ

A most appealing ground floor flat, forming part of a charming period terrace, quietly tucked away on a no through cobbled street and enjoying a superb central location with excellent nearby amenities.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street parking
-  Communal rear garden
-  EPC rating – D
-  Council tax band- B



Description

A perfect first home or investment property, the flat has been freshly decorated and is well connected to the city centre via frequent buses or for the more active commuter via the city's fantastic network of cycle paths.

The accommodation is accessed via a shared communal hall and briefly comprises: entrance hallway with built-in storage and shelving, well-proportioned reception/dining room which enjoys a light northwest facing aspect and features coving, a shelved press and an attractive focal fireplace, compact yet well equipped kitchen which has been fitted with a variety of white base and wall units, complete with splash tiling and wipe-clean worktops, good sized double bedroom which is located to the rear, overlooking the communal garden, and a newly installed bathroom with three piece white suite, Victorian style taps, over-bath electric shower and splash tiling.



Extras

All floor coverings, fixed shelving, curtain poles, and built-in appliances will be included.

Gardens and Parking

To the rear of the property there is a fair-sized communal garden with on-street parking available in Munro Place on a first come, first served basis.

Viewing

By appointment through Neilsons (0131 625 2222).





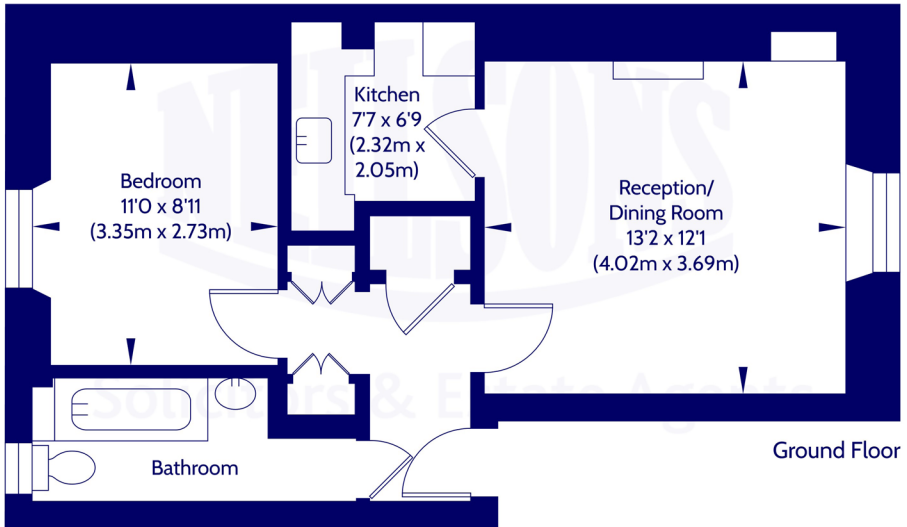
Location

The property forms part of the fashionable Canonmills district of the city, situated on the edge of Edinburgh's historic New Town. The area is well positioned for access to many local amenities including a Tesco and Lidl supermarkets, popular bars and coffee shops. The city centre and Stockbridge are both within comfortable walking distance, housing an extensive choice of retailers, restaurants, and bistros together with a range of services. In addition, the Royal Botanic Gardens, Water of Leith Walkway and Edinburgh's cycle path network are easily accessible. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city with Waverley Train Station located less than one mile away.





Approx. Gross Internal Floor Area 41 Sq M / 439 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

