



96/11 Canongate  
Old Town, EH8 8DD

**Deans**   
Solicitors & Estate Agents LLP



## THIRD FLOOR FLAT

- Living Room/Dining Room/ Kitchen
- One Double Bedroom
- Shower Room & Separate W.C.
- Double Glazing & GCH
- EPC Rating – C



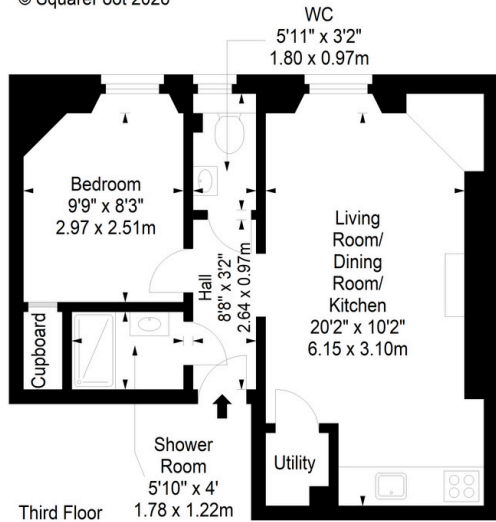
This well-presented third-floor apartment is ideally located in the heart of Edinburgh. Tucked away in a peaceful setting on the Canongate in Edinburgh Old Town, the property enjoys close proximity to the city centre, Holyrood Park, and Arthur's Seat. A wide selection of local amenities, including shops, bars, and restaurants, are all within easy reach. The accommodation comprises a spacious open-plan kitchen and living area with a charming period fireplace and designated dining space, generous double bedroom, modern shower room and a separate WC. The property benefits from full double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, washing machine, tumble dryer, and dishwasher. Additional items may be available by separate negotiation.



Canongate,  
Edinburgh,  
Midlothian, EH8 8DD



Approx. Gross Internal Area  
421 Sq Ft - 39.11 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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