



# 1/3 Dunbar's Close

137 Canongate, EH8 8BW



2



1



1



51sqm

EPC

C

**AS** Anderson  
Strathern



# 1/3 Dunbar's Close

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Located in the heart of Edinburgh's historic Old Town, this charming first-floor flat offers a rare opportunity to enjoy city-centre living within a traditional tenement setting. The property forms part of a five-storey stone-built building dating from around 1850 and benefits from a prime position on the Canongate, close to Holyrood Palace and the Scottish Parliament.

The accommodation extends to approximately 51m<sup>2</sup> and comprises an entrance hall, a bright living room, a well-appointed kitchen, two bedrooms, a bathroom, and a useful utility room. The second bedroom could easily serve as a home office or study, making this an ideal choice for professionals or those working remotely. Timber-framed double-glazed windows enhance comfort and energy efficiency, while gas central heating with a combi boiler ensures warmth throughout.

The flat benefits from a shared entrance and stair with secure entry-phone access, and there is a communal utility space shared with one neighbouring property. Internally, the décor is neutral, creating a welcoming environment ready for personal touches. The property combines traditional features with modern essentials, making it suitable for first-time buyers, professionals, or investors seeking a prime city address.

This is a rare opportunity to acquire a stylish home in one of Edinburgh's most desirable historic settings, offering convenience and character in equal measure.

## Property features

- Central location
- Neutral décor
- Utility room
- Separate kitchen
- Shared garden grounds
- Double glazing
- Gas central heating

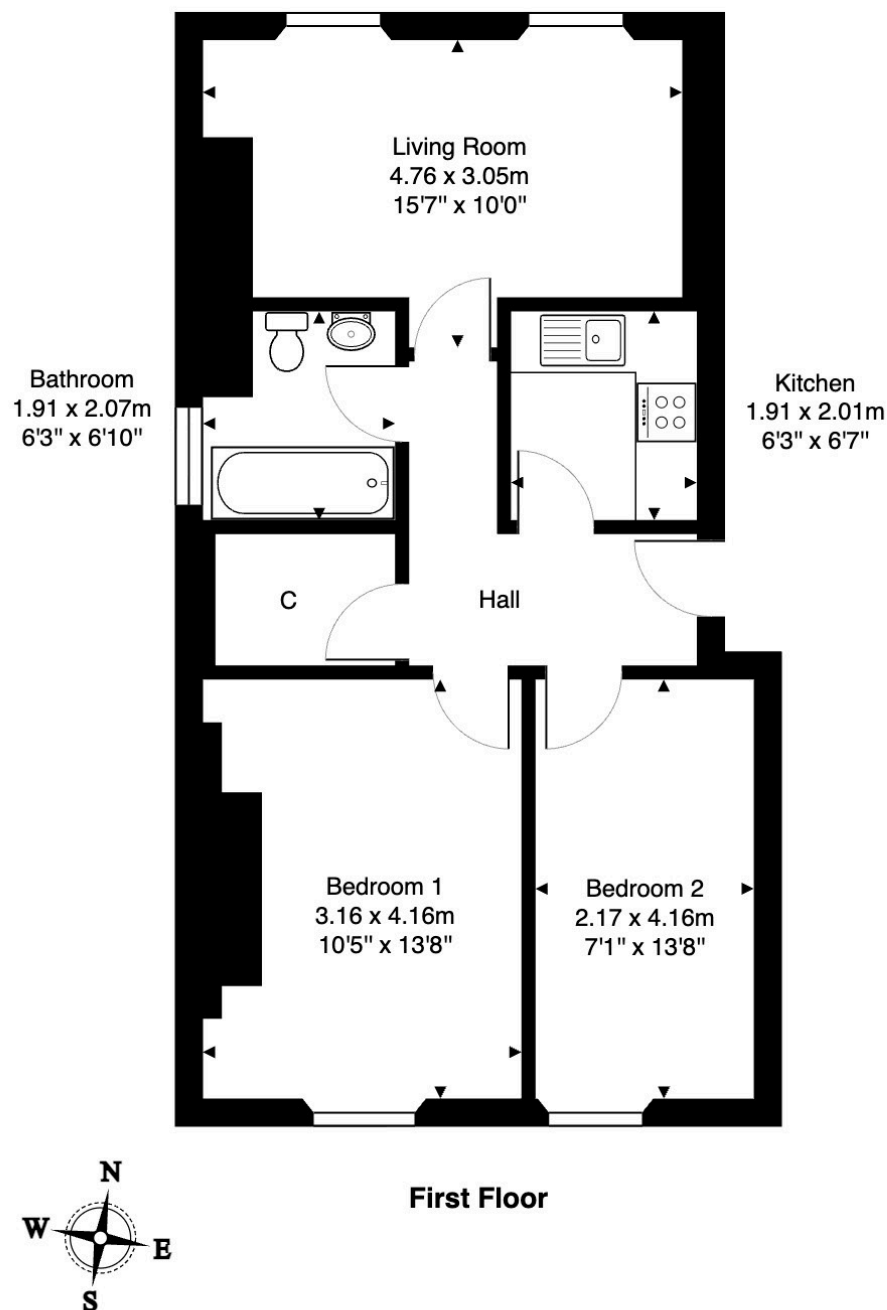






## Location

The Canongate forms the lower part of the Royal Mile leading to Holyrood Palace in the heart of Edinburgh's Old Town, an area steeped in history with stunning architecture, renowned museums and national art galleries. The Old Town boasts a wealth of charm and character with all the benefits of city centre living, having wide ranging amenities within comfortable walking distance including major retail outlets, theatres, fine restaurants, and bistros. The area is conveniently located for Edinburgh University and the Scottish Parliament. Excellent recreational facilities can be found at Holyrood Park, Arthur's Seat, and Salisbury Crags. For commuters, Waverley rail station is a short walk away, and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Queensferry Crossing, and the central motorway network.



## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

A charge of £10 per month is payable towards stair cleaning and minor communal repairs.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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