



129/2 Canongate

Edinburgh, EH8 8BP



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63sqm

EPC

C

AS Anderson
Strathern

129/2 Canongate

Edinburgh, EH8 8BP

Nestled in the heart of Edinburgh's historic Old Town, just moments from the world-renowned Royal Mile, this beautifully presented first floor flat offers an exceptional opportunity for a wide range of buyers, combining a prime central location with true walk-in condition. Despite its enviable setting, the Canongate enjoys a slightly quieter, more residential feel, offering the perfect balance of city living and everyday comfort.

The bright and spacious accommodation comprises a welcoming entrance hallway with useful storage; an elegant living/dining room enhanced by large traditional sash and case windows, allowing for an abundance of natural light and providing space for dining, with the kitchen conveniently positioned just off; a modern, well-appointed kitchen fitted with a range of units, integrated oven, hob and cooker hood, along with space for both a washing machine and dishwasher; two generously proportioned double bedrooms, each benefitting from integrated storage; and a contemporary shower room complete with WC, wash hand basin, shower cubicle, heated towel rail and vanity mirror.

Further benefits include gas central heating, traditional sash and case windows, and access to a communal drying area. Overall, this is a superb city centre home, ideally suited to professionals, investors, or those seeking a centrally located pied-à-terre.

Property features

- Traditional sash and case windows
- Communal drying area
- Gas central heating
- Prime location

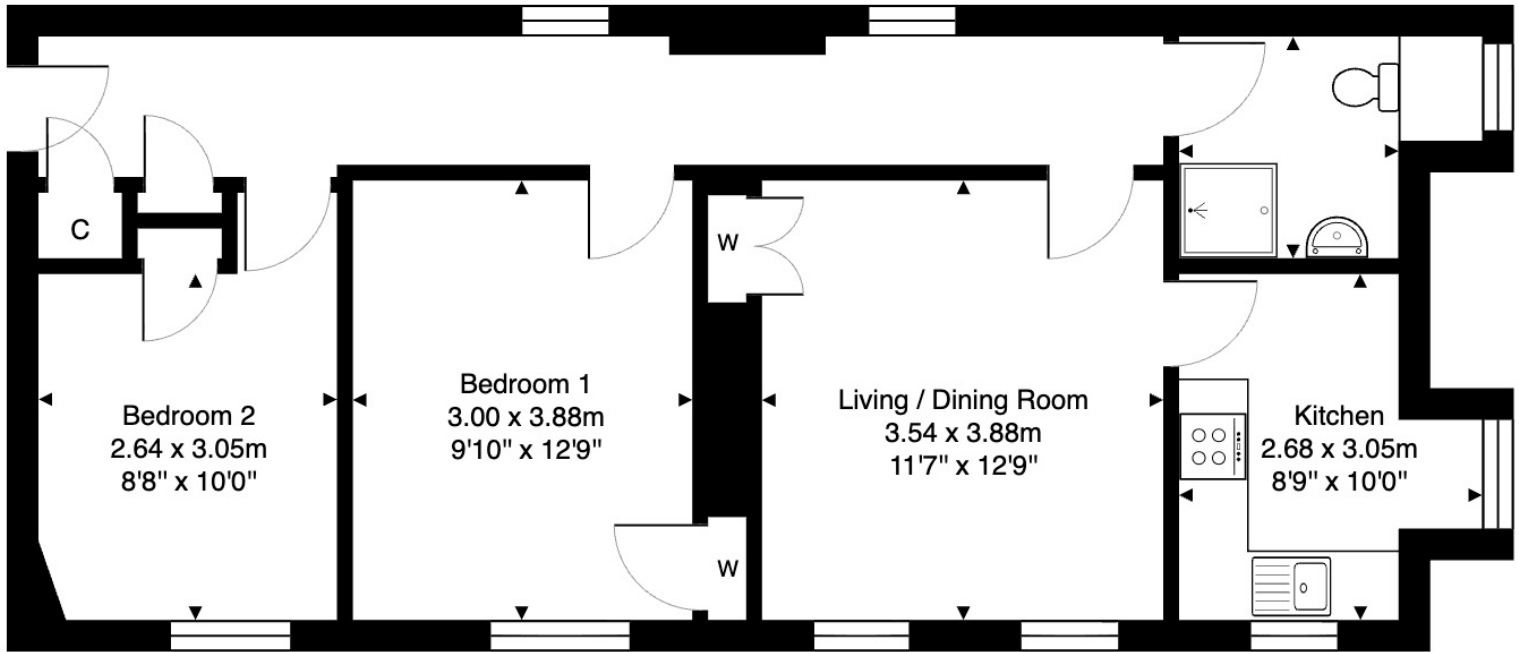




Location

Situated just off Edinburgh's iconic Royal Mile, the Canongate forms the historic eastern stretch of the Old Town, extending towards the Palace of Holyroodhouse. Rich in character and steeped in history, the area blends cobbled streets, period architecture and a wealth of cultural landmarks, all within easy walking distance of the city centre. Despite its central location, the Canongate offers a slightly quieter and more residential feel than the busier upper sections of the Royal Mile, while still benefiting from an excellent range of local amenities, attractions, and transport links, making it a highly desirable setting for city living.

Shower Room
1.94 x 1.96m
6'4" x 6'5"



First Floor



Extras

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

Council Tax band C

Any offers should be submitted to 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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