

# KILGOUR

PROPERTY



**99/1 Cannongate, Old Town, Edinburgh, EH8 8BP**





- Spacious Lounge/Dining Area (Balcony Off)
- Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Communal Entry
- Edinburgh Old Town Location
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

A bright and well-proportioned first floor flat set in the heart of the historic Canongate, forming part of Edinburgh's sought-after Old Town. This attractive two-bedroom property benefits from a private balcony, offering a pleasant outdoor space with views over the surrounding area.

The accommodation comprises a welcoming hallway, a spacious living room with dining area and direct access to the balcony, and a well-appointed kitchen. There are two generously sized double bedrooms, along with a modern bathroom.

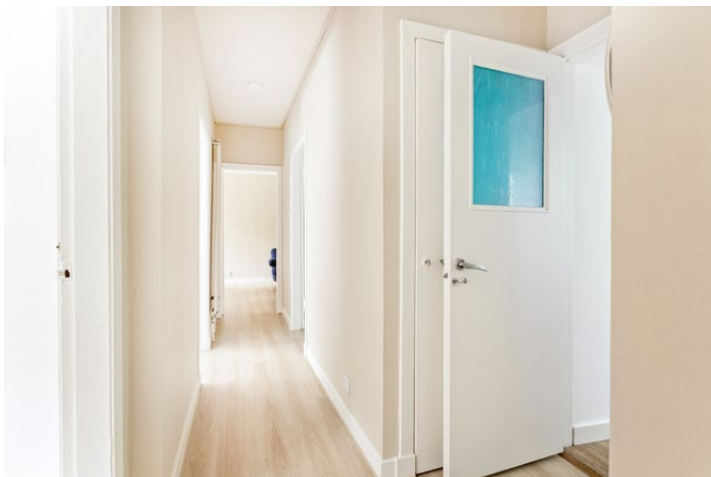
Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. The property would make an ideal purchase for a first-time buyer, buy-to-let investor, or those seeking a centrally located Edinburgh base on the Royal Mile, within walking distance of Holyrood Park and an excellent range of local amenities.

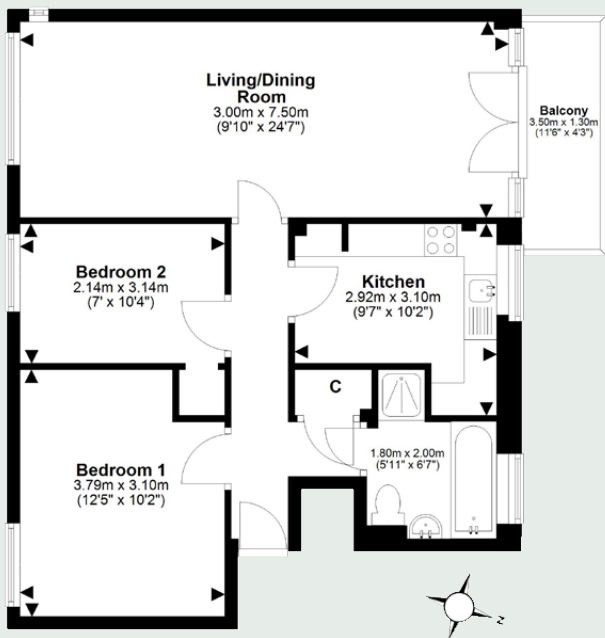
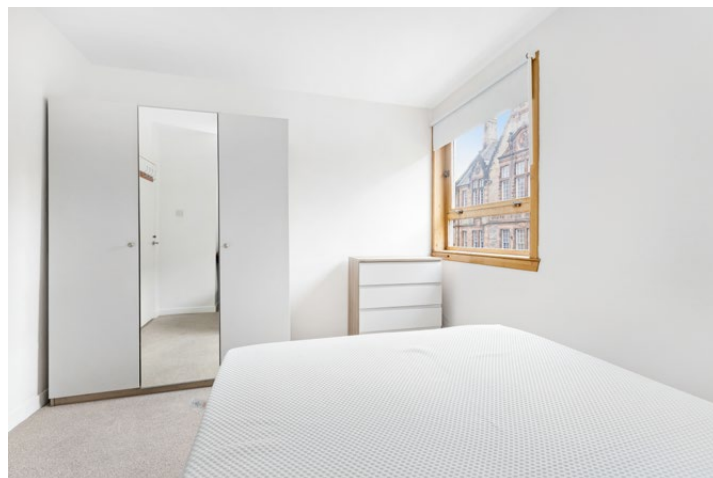
## Location

Situated in the heart of the historic Canongate, this property occupies a prime position within Edinburgh's iconic Old Town, forming part of the world-renowned Royal Mile. The area is rich in character, blending centuries-old architecture with a vibrant mix of independent cafés, restaurants, and cultural landmarks. Residents benefit from immediate access to a wide range of amenities, including local shops and eateries, while major attractions such as Holyrood Palace, the Scottish Parliament, and Arthur's Seat are all within easy walking distance. The nearby New Town offers additional retail and leisure options, including St James Quarter.

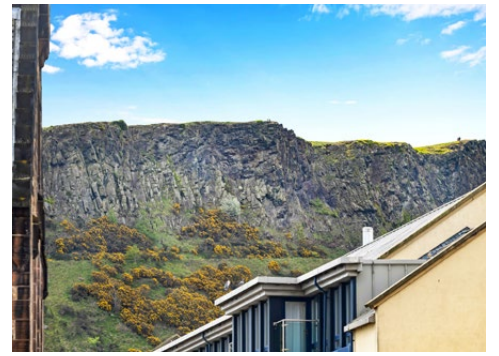
Excellent transport links are available, with both Waverley Station and the tram line, just a short walk away, providing mainline rail connections, while regular bus services operate throughout the city.

This central yet characterful location makes it an ideal base for those seeking to enjoy the best of Edinburgh's historic charm and modern city living.





Lounge/Dining Area	24'7 x 9'10	7.50 x 3.00m
Kitchen	10'2 x 9'7	3.10 x 2.92m
Bedroom 1	12'5 x 10'2	3.79 x 3.10m
Bedroom 2	10'4 x 7'0	3.14 x 2.14m
Bathroom	6'7 x 5'11	2.00 x 1.80m





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