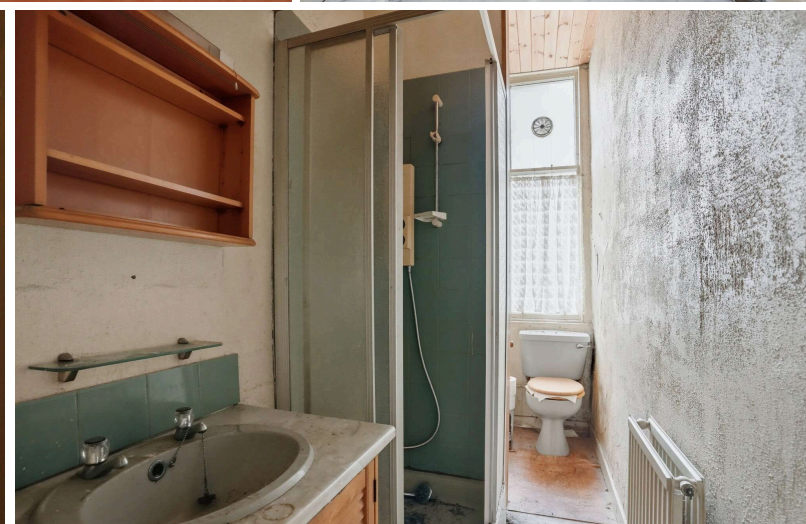
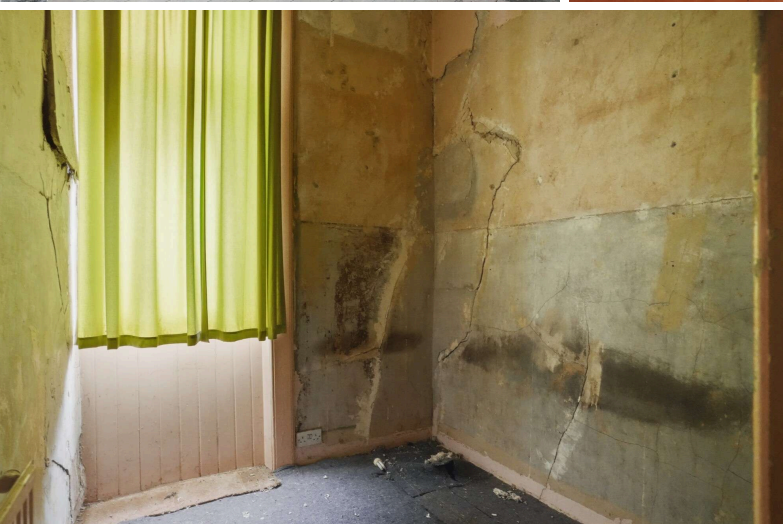
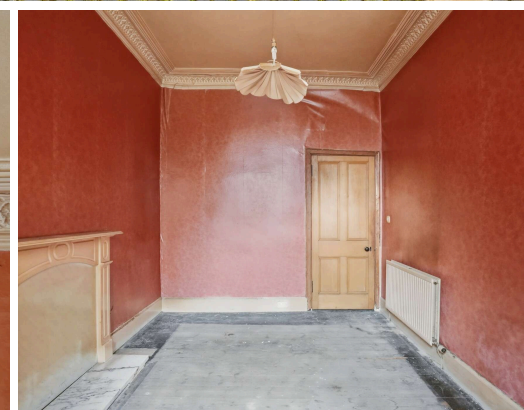
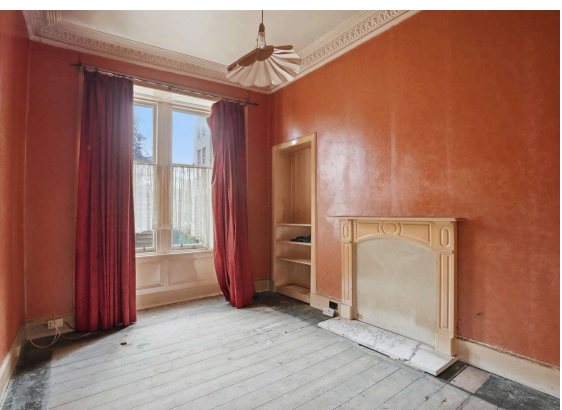




1/1 Barony Place
Edinburgh, EH3 6PB

- Period features with great potential
- Spacious ground-floor apartment
- Fantastic renovation opportunity
- Prime Canonmills location
- EPC: Band E
- Council tax band: C





Agents note:

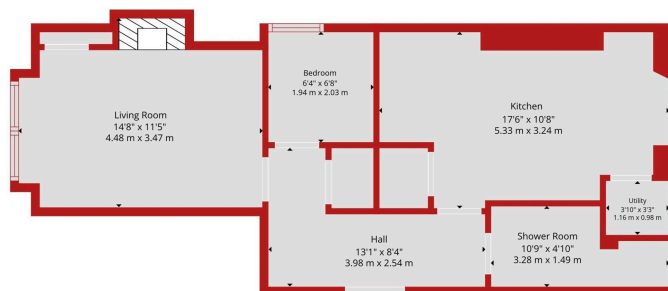
Cash buyers only - not suitable for residential mortgage

A unique opportunity to purchase a spacious, ground-floor, one-bedroom apartment on Barony Place as a rewarding renovation project. The property is a blank canvas awaiting a complete transformation, providing a rare opportunity to create a modern, high-quality living space from the ground up. The accommodation boasts an exceptional location in the popular and central area of Canonmills, close to an abundance of local shops, restaurants and leisure facilities.

The accommodation comprises; hallway, generously proportioned living room with fireplace and detailed cornicing, kitchen, utility room, a double bedroom and a shower room.

Location:

Barony Place is located in the heart of Edinburgh's historic New Town and has all the benefits of city centre living with the main shopping and commercial areas of Princes Street and George Street, yet the location retains a charming ambiance with its eclectic range of specialised shops, bistros and restaurants on nearby Broughton Street. The Omni Centre is close by and provides a further selection of facilities including restaurants and bars, a Nuffield Health Gym and a multi-screen cinema. The St James' Quarter is within easy walking distance and has a prestigious selection of high street retailers, restaurants and John Lewis. Edinburgh's New Town is well regarded for its open green spaces and these include Princes Street Gardens and the Royal Botanic Gardens which offer many pleasant walks. Waverley Railway Station offers an excellent rail service throughout Scotland and beyond and local public transport is well served by the excellent tram services which operates and link to Edinburgh airport and a regular bus services which runs to and from the city centre and to the surrounding areas.



Total: 319 sq. Ft. 30 m2
1st Floor: 319 sq. Ft. 30 m2
Excluded Areas: Undefined: 26 sq. Ft. 2 M2, Utility: 14 sq. Ft. 1 M2, Living Room / Kitchen: 161 sq. Ft. 15 M2,
Fireplace: 7 sq. Ft. 1 M2, Walls: 53 sq. Ft. 6 m2
(Illustrative Purpose Only. Measurements Are Deemed Highly Reliable But Not Guaranteed)



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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