



80/2 Canongate
OLD TOWN | EDINBURGH | EH8 8BZ


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Set in the heart of Edinburgh's Old Town overlooking the Scottish Parliament and Arthur's Seat is this extremely spacious first floor apartment. Now in need of modernisation the property boasts a private store, balcony and a communal drying green and would make an ideal investment or home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, bright lounge with balcony off, a separate dining kitchen, three well-proportioned double bedrooms and the flat is completed by a bathroom with shower over bath.

- Heart of the Historic Old Town
- Close to the Castle
- Overlooking the Parliament and Arthur's Seat
- Communal courtyard garden
- Private ground floor storage cupboard
- Welcoming hallway
- Bright lounge with balcony off
- Dining kitchen
- Three double bedrooms
- Bathroom with shower over bath

Extras included in the sale are all curtains and blinds, fridge freezer, washing machine and gas cooker. Items of furniture are available by separate negotiation. EPC rating F.

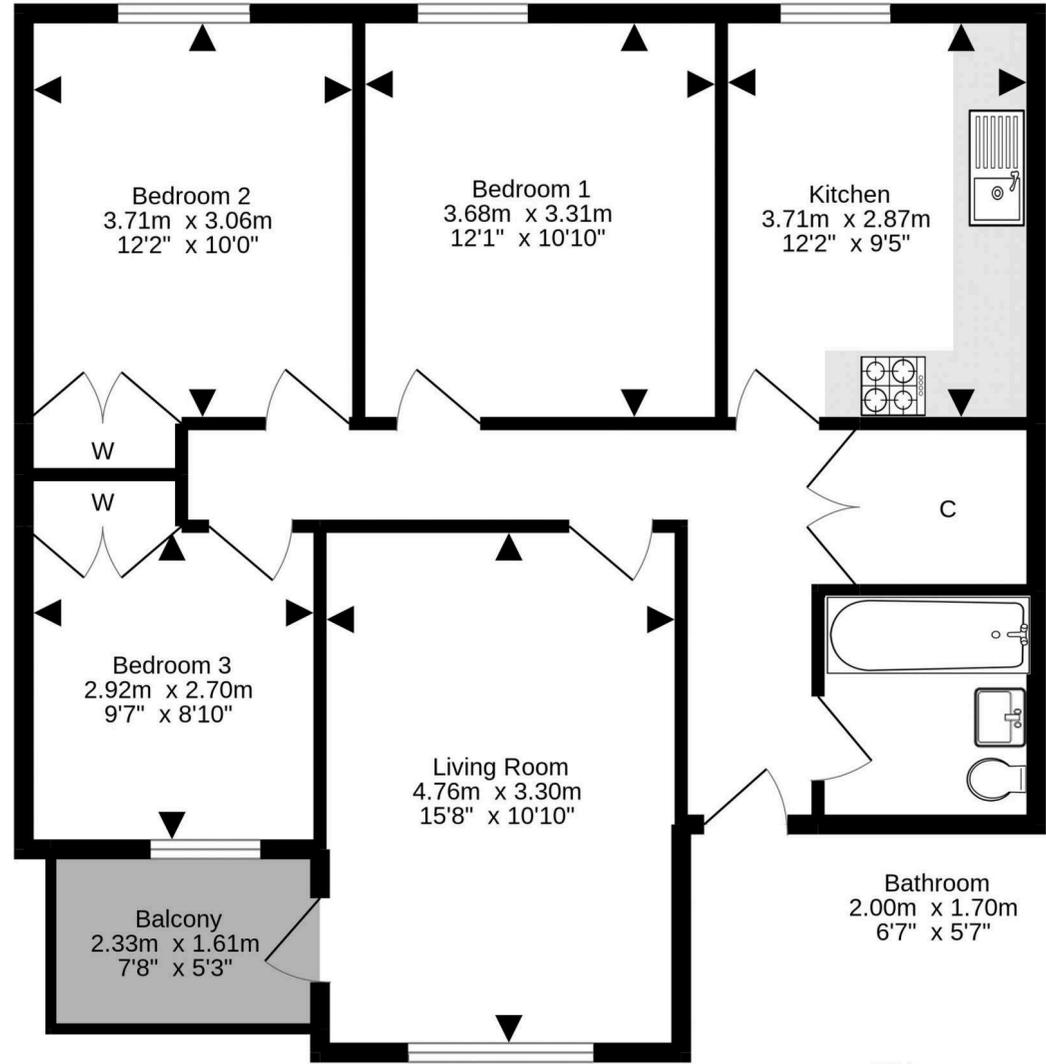
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Edinburgh's historic Old Town, enjoys an unbeatable location with a 260-acre park, world-class amenities, and the capital's most treasured historic landmarks all on the doorstep. A haven for students, visitors, and locals alike, the area is brimming with cafes, bars and restaurants serving world-class cuisine and hosts some of the capital's best nightclubs and renowned live music venues. Residents are just a few minutes' walk from sprawling Holyrood Park which is home to Arthur's Seat and Salisbury Crags, as well as St Margaret's Loch and the ruins of St Antony's Chapel. The Royal Mile, with Edinburgh Castle at its head and the Palace of Holyrood at its foot is also just a short walk away, as are numerous cultural and heritage attractions. In the summer months the Old Town is transformed into the epicentre of the Edinburgh Festival Fringe and welcomes thousands of performers and spectators from around the globe. The area is served by an excellent range of local services and amenities and more extensive retail outlets on Princes Street. Although the Old Town is ideal for navigating the city on foot or by bike there is also no shortage of bus routes as well as rail services from Waverley station and tram links from Princes Street.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022

