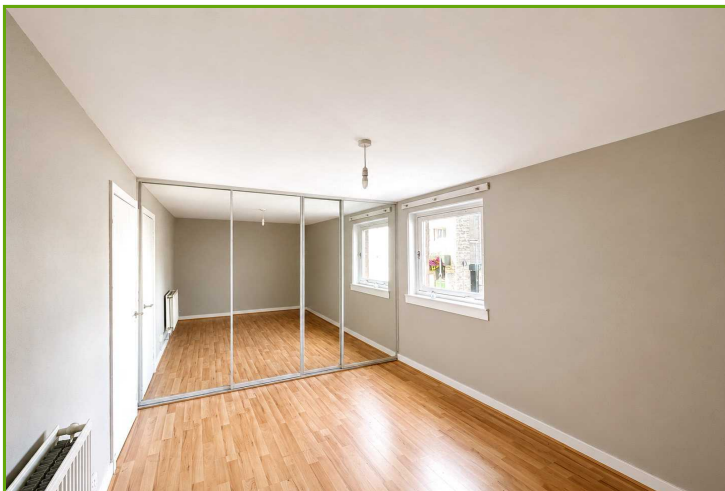
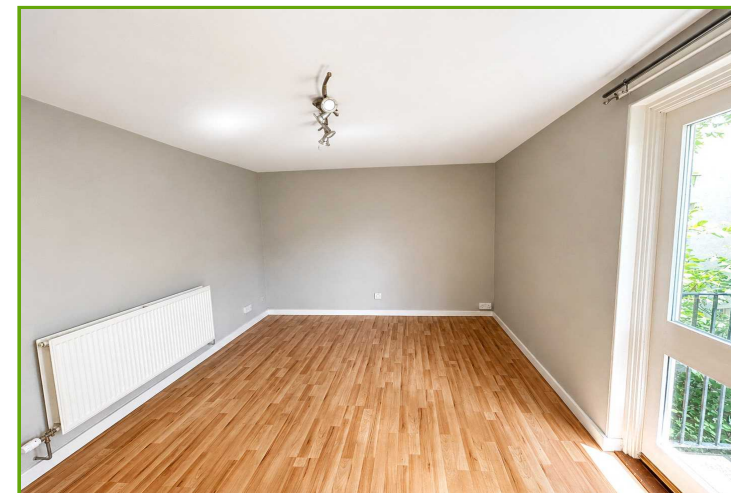
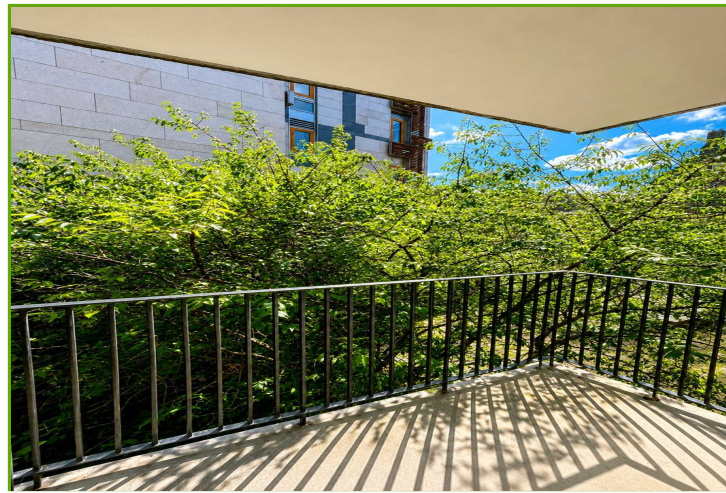
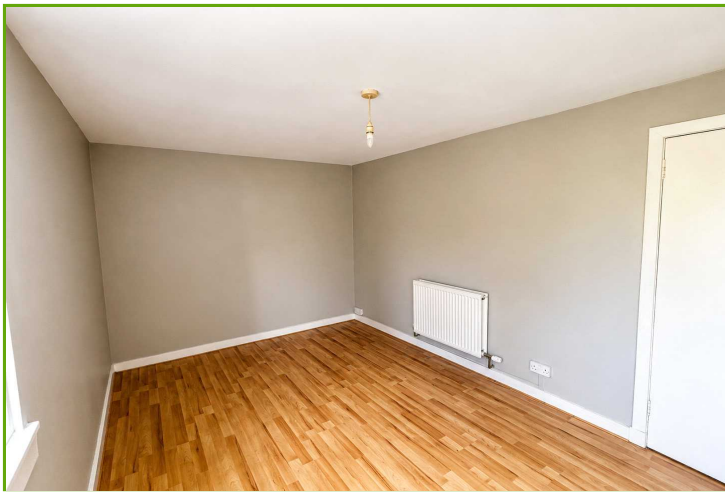




78/1, Canongate, Edinburgh,
Midlothian, EH8

Offers Over: £185,000

Tenure: Freehold



your-move.co.uk

78/1, Canongate, Edinburgh, Midlothian, EH8
Offers Over: £185,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C

This spacious, well-presented first floor flat with excellent views of Calton Hill and the Burns Monument, lies in Canongate, in Edinburgh's Old Town. COUNCIL TAX = B
EPC = C

Description

The property is entered through an airy hall with attractive wood flooring which extends through the majority of the property. The generously sized sitting room/dining room is bright and neutrally decorated with a glass door opening onto a private, south-facing balcony, offering a perfect spot to relax. With space to include a dining table and chairs, this is a great room to entertain friends and family. The kitchen is fitted with white work units, contrasting granite effect work surfaces and white splashbacks.

The bedroom is well-proportioned and has fitted wardrobes with mirrored, sliding doors providing convenient storage. The bathroom has a white three piece suite and white, tiled splashbacks.

A well-maintained, shared courtyard lies to the rear of the property with attractive shrubbery and seating areas. Permit or pay and display on-street parking is available. The property is double glazed with gas central heating.

Location

The historic Old Town, a UNESCO World Heritage Site, is renowned for its charm, character, and vibrant atmosphere, offering all the advantages of city-centre living. The nearby thoroughfares of Princes Street and George Street are within easy walking distance and feature an excellent selection of major high street retailers, the St James Quarter, fine dining establishments, and stylish bars.

The property is ideally situated for access to many University of Edinburgh buildings, as well as a wealth of iconic landmarks and cultural attractions. The nearby Grassmarket and Royal Mile provide an outstanding variety of speciality shops, restaurants, cafés, delis, and boutique stores, creating a lively and diverse neighbourhood.

Excellent transport links are available, with regular bus services connecting to all areas of the city. For commuters, Waverley Station is just a short walk away, ensuring convenient travel both locally and beyond.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

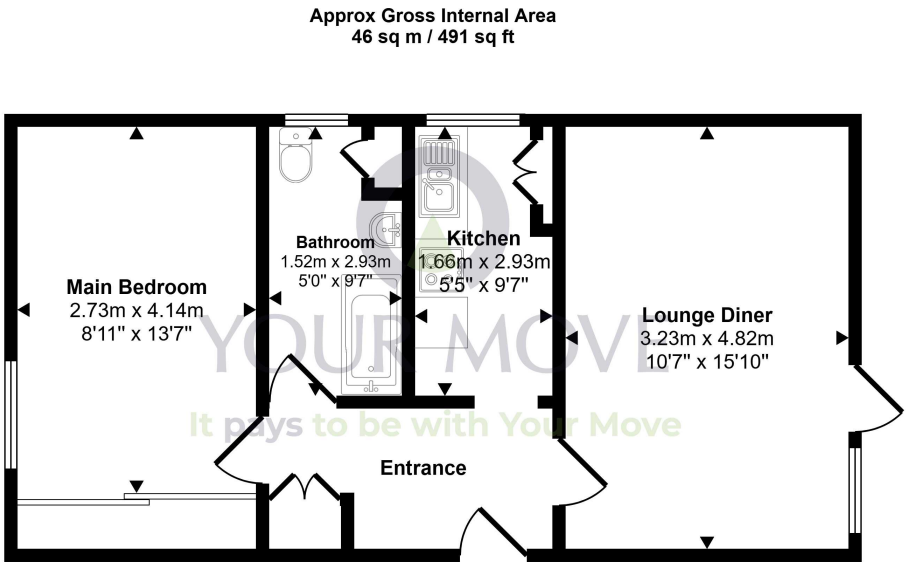
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.