



MACWOOD



**Buchanan's Court, Flat 4,
130 Calton Road
Edinburgh, EH8 8JQ**



WHAT YOU NEED TO KNOW



2



1



1

Situated within the attractive and well-maintained Buchanan's Court development on Calton Road, this charming two-bedroom flat offers spacious, well-proportioned accommodation in a highly sought-after central location.

The property is entered via a generous entrance hall which provides a welcoming first impression and ample storage. A bright and airy open-plan kitchen, living and dining area, ideal for both everyday living and entertaining, is at the heart of this home. The kitchen is well laid out with ample workspace and integrates seamlessly with the living space, ticking the boxes for functionality, comfort, and sociability.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for use as a guest room, home office or study if required. The home is completed by a well-appointed bathroom featuring a shower over the bath.

The flat forms part of a lovely small development, with well-maintained communal areas and private, allocated residents parking. Quietly positioned yet exceptionally convenient, and benefitting from a pleasant sense of privacy rarely found in such a central setting.





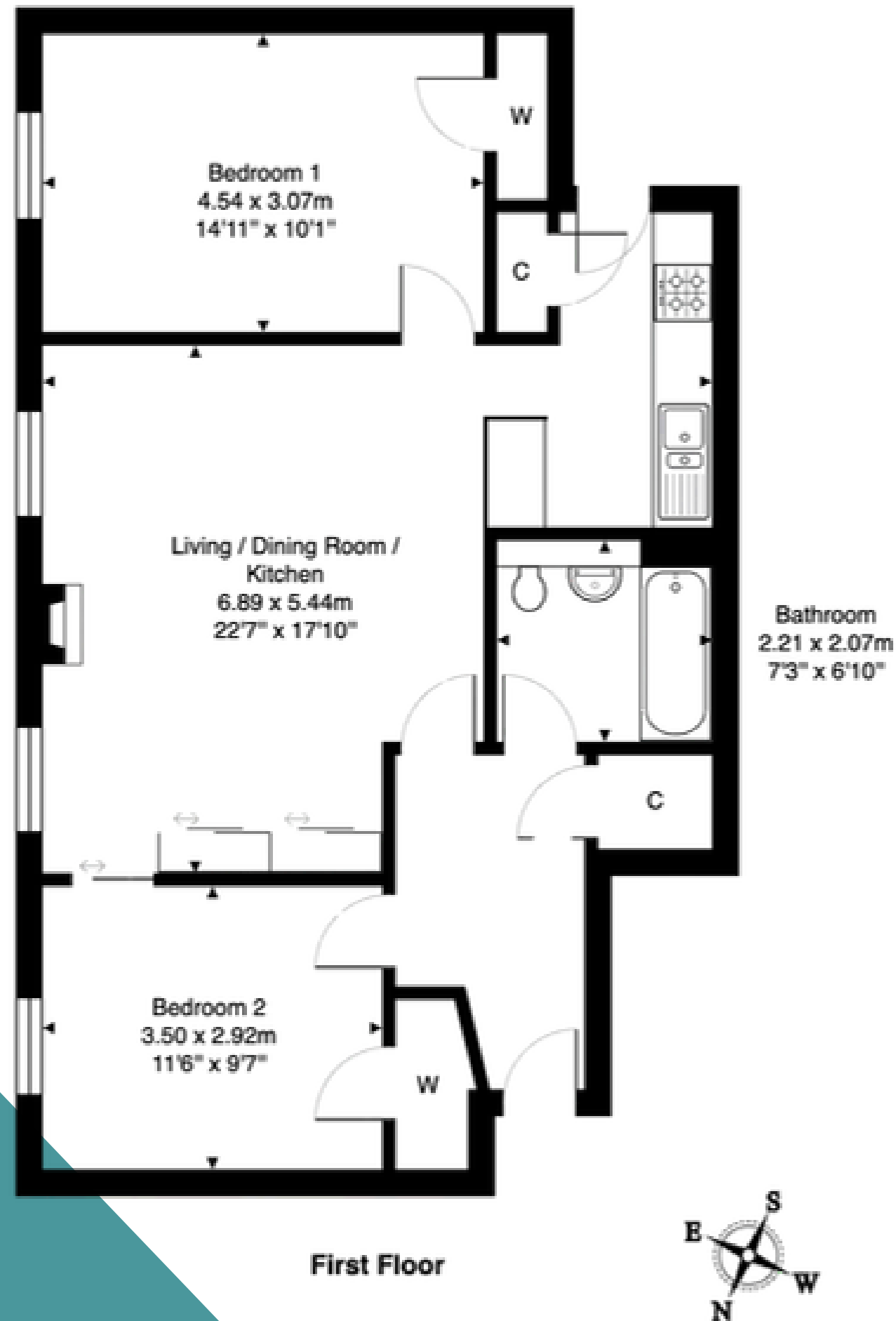
“A well-presented, spacious two-bedroom flat within a desirable development just off Calton Road, offering spacious accommodation in a prime central Edinburgh location.”

Danielle Hunter
Head of Estate Agency



LOCATION

Buchanan's Court enjoys an enviable position on Calton Road, at the very heart of Edinburgh's historic Old Town. The property is ideally placed for access to the city centre, St James Quarter, Waverley Station and a wide array of shops, cafés, restaurants and cultural attractions. Holyrood Park and Calton Hill are both within easy walking distance, offering superb outdoor space and iconic Edinburgh views. This central yet tucked-away location makes the property particularly desirable, with excellent transport links and amenities on the doorstep.



First Floor

Total Area: 72.2 m² ... 778 ft²

All measurements are approximate and for display purposes only.





MACWOOD



**GET IN TOUCH TO
REGISTER YOUR
INTEREST**

**PHONE:
07561 291386**

**EMAIL:
danielle@macwoodproperties.com**

**ADDRESS:
Gyleworks, 34 South Gyle
Crescent, Edinburgh, EH12 9EB**