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COULTERS ©

WELCOME TO:

HOLYROOD ROAD

9 4F1 Holyrood Road, Old Town, Edinburgh, EH8 8AE

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HOLYROOD ROAD

THE HOLYROOD 9A

HOLYROOD ROAD AT A GLANCE:



Historic Old Town location



Category C-listed apartment



University of Edinburgh nearby



Minutes from The Royal Mile



Walking distance of Holyrood Park



World-class amenities nearby

EXTRAS:

All fixtures and fittings, including; blinds, light fittings and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A desirable one-bedroom apartment situated in the heart of Edinburgh's historic Old Town moments from the world-famous Royal Mile. On the fourth floor of a 19th Century Scots Baronial tenement with unique turrets, this is a charming home. Featuring south-facing accommodation it is in pristine move-in condition and with iconic cultural attractions, world-class entertainment and scenic open green spaces on the doorstep.

- South-facing open living/dining/kitchen with a sash and case window, bespoke window seat, wood-effect flooring, built-in shelving and a fresh neutral décor.
- An L-shaped corner kitchen with white wall and floor units and integrated appliances including a stainless-steel extractor hood, hob, and oven. There is room for freestanding goods.
- A light-filled double bedroom with a charming dual aspect including views along the Cowgate from one of the building's architectural turrets. The interior design is a soft neutral and includes a built-in cupboard.
- A walk-in shower room with hidden cistern WC and washbasin.
- Electric heating throughout.



LOCATION, LOCATION, LOCATION:

Holyrood Road occupies a highly sought-after location in Edinburgh's iconic Old Town. With the Cowgate and the picturesque Royal Mile in close proximity, you are positioned at the heart of this renowned district. Moments away from the property are award-winning and stylish cafés, restaurants, and retailers including Holyrood 9A and the White Horse Oyster & Seafood Bar.

Iconic cultural and architectural attractions including Edinburgh Castle, The Palace of Holyroodhouse, and the Scottish Parliament are all a leisurely walk, as are the stunning open spaces of Princes Street Gardens, Holyrood Park, and Arthur's Seat.

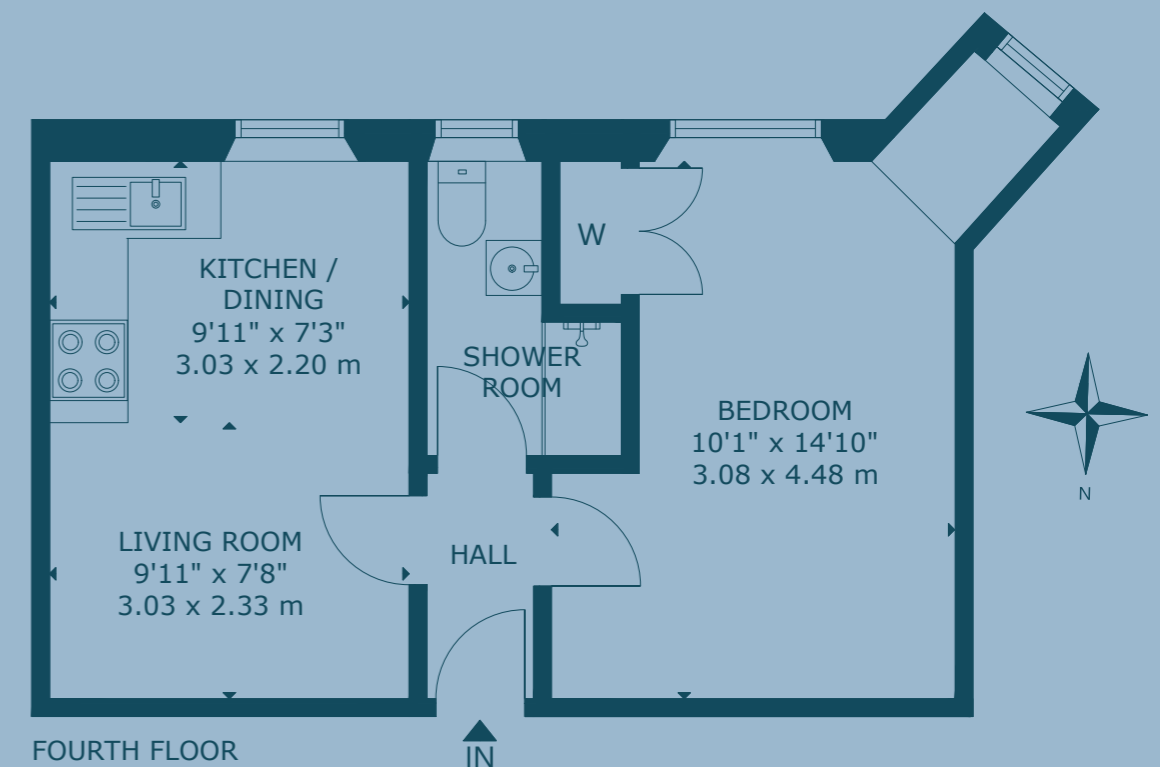
Enjoy fabulous retail and entertainment choices at the newly opened St James Quarter. The Arches at New Waverley features more fabulous dining choices and independent retailers and is in easy reach.

The property is well-located for the University of Edinburgh and Edinburgh College of Art.

Transport links are superb with Waverley Station and the Edinburgh bus and tram network within walking distance.



FLOOR PLAN:



9 4F1 Holyrood Road, Old Town, Edinburgh, EH8 8AE

Approx. Gross Internal Area

386 Sq Ft - 36 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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