

# 7/8 Gentle's Entry

Edinburgh, EH8 8PD

mhdlaw



1 Public



2 Bed



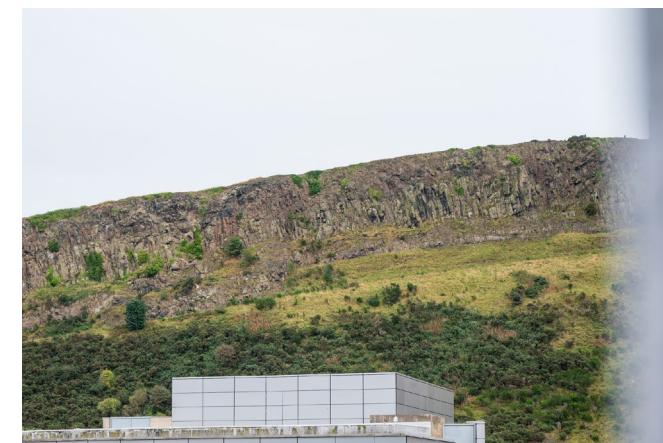
EPC

*“Centrally Located Modern Third Floor Flat”*



# Features

- Centrally Located Modern Third Floor Flat
- Lovely Views
- Entrance Hall
- Living/Dining Room
- Well-Equipped Separate Kitchen
- Two Double Bedrooms With Fitted Wardrobes
- En Suite Shower Room
- Further Bathroom
- Good Storage
- Lift
- Secure Allocated Parking
- Double-Glazing
- Gas Central Heating
- Excellent Central Location
- Close To Royal Mile/Arthur's Seat



## DESCRIPTION

Situated on the third floor of a smart modern complex at the foot of Holyrood Road, moments from The Scottish Parliament and Arthur's Seat, this two-bedroom apartment benefits from two bathrooms, attractive, neutral decor and secure private parking.

## LOCATION

Gentle's Entry is a side street nestled between Holyrood Road and the High Street (Royal Mile). The area is noted for its excellent array of historical and cultural attractions such as Our Dynamic Earth, Holyrood Palace, The Scottish Parliament and the World Heritage Site of The Old Town. There are good local amenities with shops and cafes located yards away on Holyrood Road, including a Tesco Express. A larger selection of superstores can be found at Meadowbank Retail Park, while world class shopping is available on Princes Street or in the St. James Quarter. Waverley Station is approximately half a mile away, whilst the green open spaces of Holyrood Park provide a pleasant escape from city life. Regular buses run along Holyrood Road and motorists can use the A1 or A701 to link to routes out of the capital.

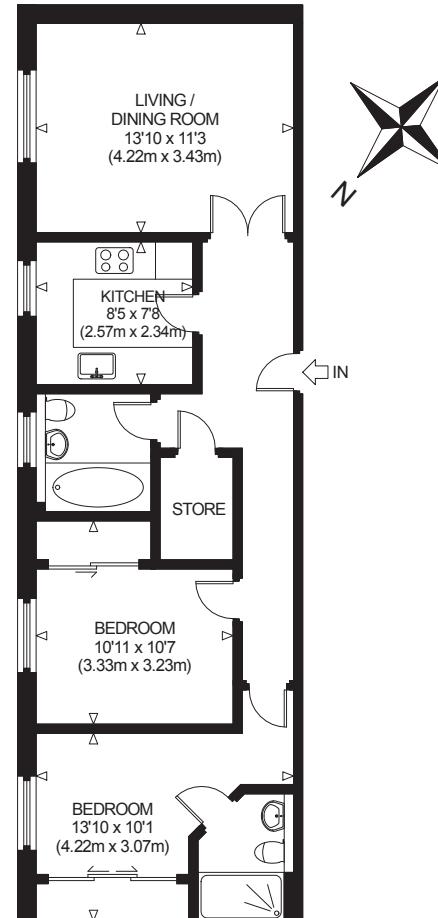
**HOME REPORT VALUE – £275,000**

**COUNCIL TAX BAND – F**

*Please click here to view the video for this property*



*All appliances in the property are sold as seen and no warranties will be given.*



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 667 SQ FT / 62.0 SQ M

### GENTLES ENTRY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ FT / 62.0 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Viewing – By appointment, please call MHD Law on 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

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