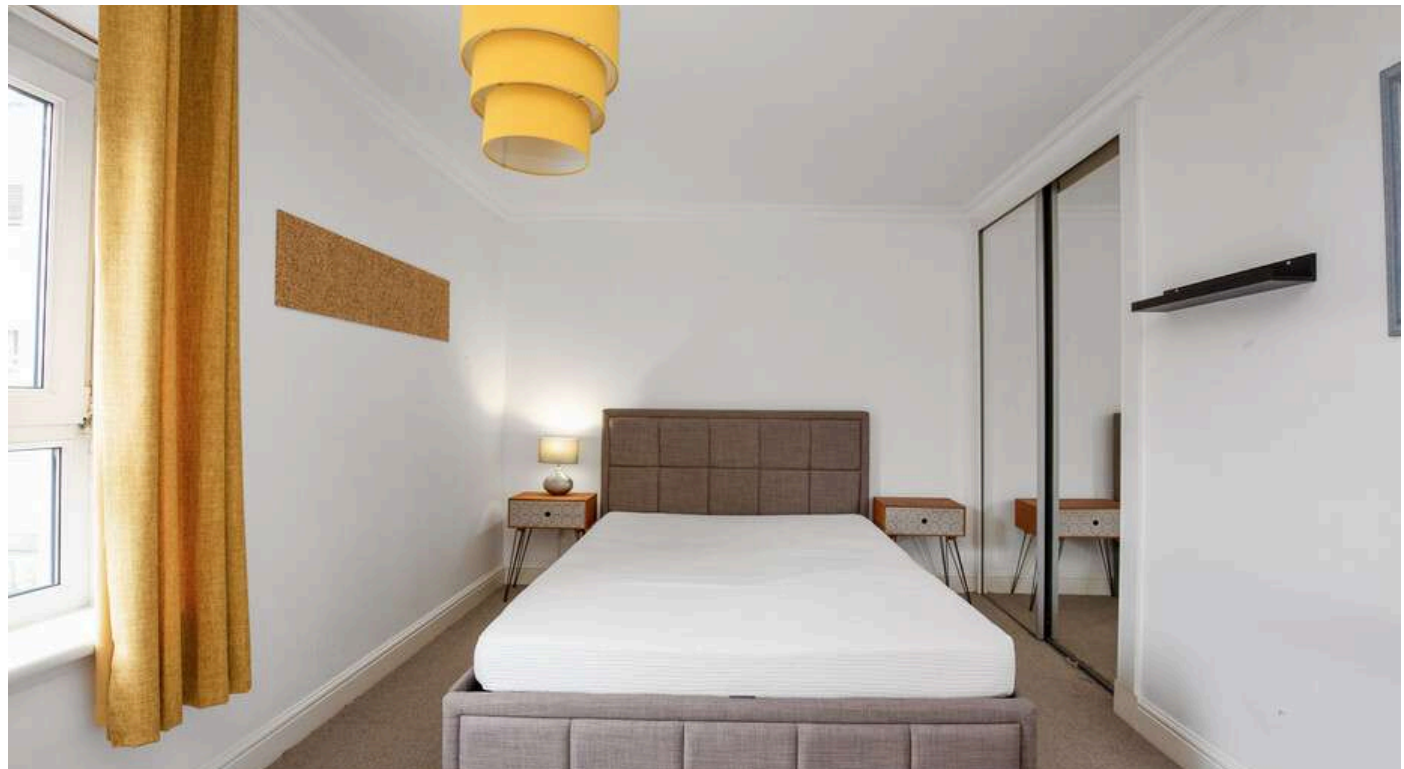


Fabulous two bedroom maisonette apartment located on the ground floor of a modern block. This bright and spacious apartment offers flexible accommodation arranged over two levels with residents parking. The property is ideally located in the Holyrood area of Edinburgh close to many local amenities and is a sought-after residential area only a short walk from Holyrood Park and many City Centre attractions. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful under stairs cupboard.
- Living/dining room with an open shelved press.
- Modern fully fitted kitchen equipped with wall and base units along with integrated appliances.
- Staircase to the upper landing with a useful storage cupboard.
- Double bedroom with built in wardrobe storage.
- Further double bedroom with storage cupboard

- housing the boiler.
- Bathroom comprising WC, wash hand basin and bath with shower over, ladder radiator.
- Double glazing throughout.
- Gas central heating.
- Communal gardens.
- Residents parking.



## Location

The Holyrood district is justifiably one of Edinburgh's most highly sought after residential areas, incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor attraction and the offices of the BBC. There is an extensive choice of shopping outlets in the vicinity, whilst recreational facilities are amongst the best the city has to offer. The exciting New Waverley Development located off New Street in the neighbouring Old Town is home to a range of fashionable shops and eateries. Schooling is well represented from nursery to senior level, both in the public and private sector. There are also a number of university buildings on hand. An efficient public transport network operates to most parts of the town and Waverley Station is only a short drive away.

## Extras

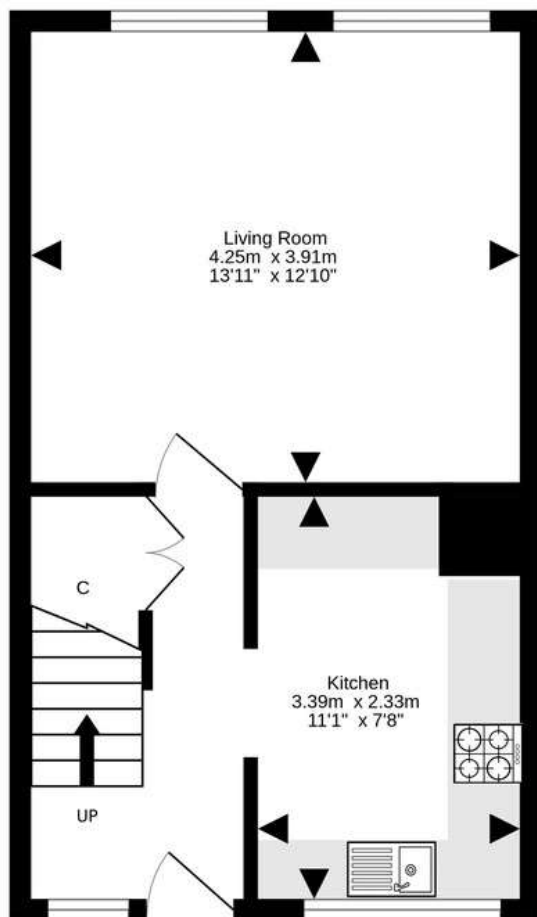
Included in the sale are the integrated kitchen appliances, white goods, all window and floor coverings and fixtures & fittings. Items of furniture available for negotiation with the seller.

## Price & Viewing

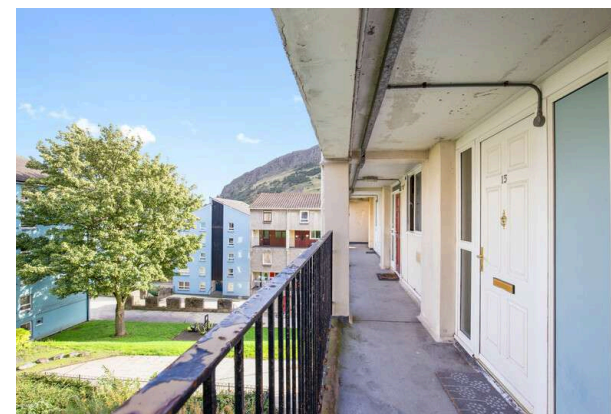
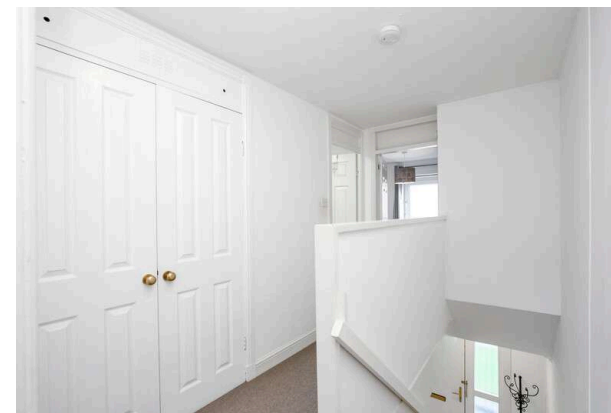
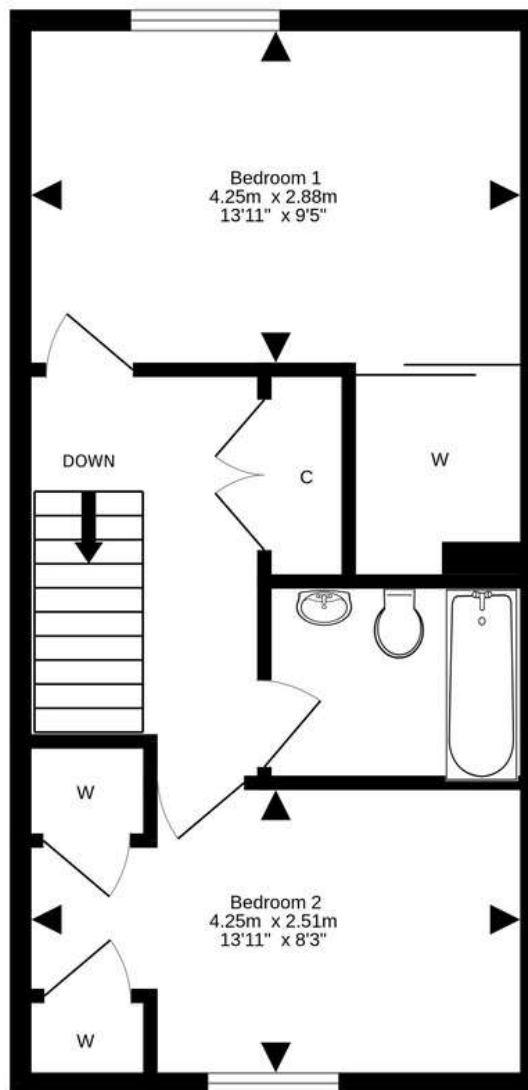
For price and viewing information or further details on this property please contact agent

EPC Band - C





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.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

ēspc  
McDougall McQueen