



9/6 Holyrood Road
Old Town, Edinburgh, EH8 8AE



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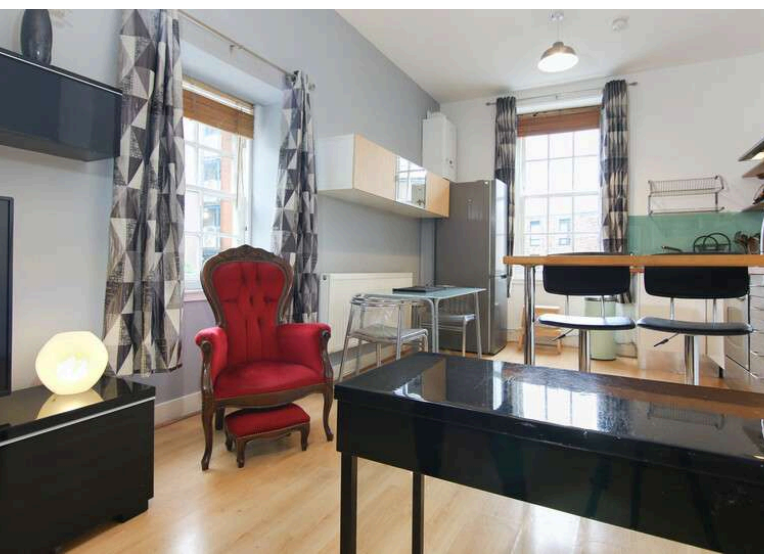


9/6

Holyrood Road

Stylish, well proportioned and easily manageable second floor flat which occupies a quiet position to the rear of this handsome traditional tenement on Edinburgh's historic Holyrood Road.

- Communal stairwell w/secure entryphone system
- Reception hall w/good storage
- Bright open-plan lounge, kitchen & dining area with triple outlook
- Generous double bedroom w/walk-in wardrobe
- Three-piece bathroom w/overhead shower
- Gas central heating
- Access to a communal rooftop garden
- Zoned permit parking
- Tenure - Freehold

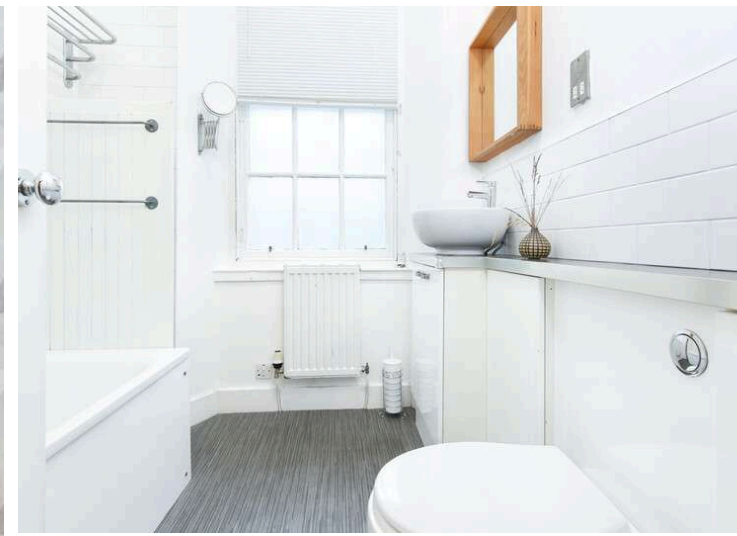
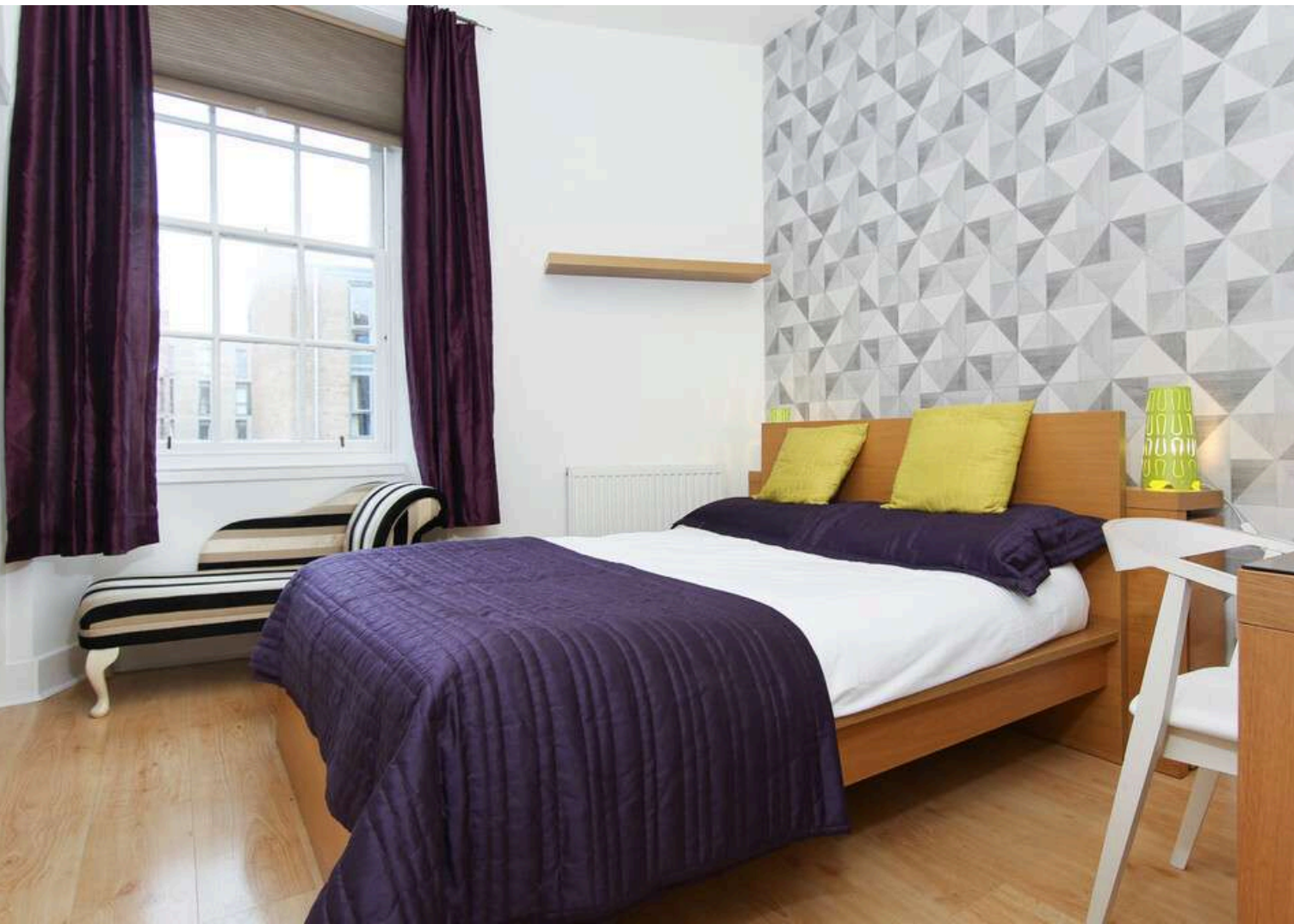


Home Report: £220,000
Offers Over: £220,000
EPC Rating: D
Council tax: B

The flat is entered off a well kept shared stairway with secure entry and comprises reception hall, open plan triple-aspect lounge/fitted kitchen, double bedroom with walk-in wardrobe and bathroom with electric shower. It also enjoys the benefit of gas central heating and access to a shared rooftop garden. Zoned permit parking is available nearby.

It is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional or investor and early viewing is highly recommended to fully appreciate the quality on offer.

Extras: To include all fitted flooring, light fixtures, curtains & blinds, hob, oven, and cooker hood in the sale. Furniture and freestanding appliances may also be available.



Situated in the heart of a UNISCO World Heritage Site, with Edinburgh Castle towering over the rows of breath-taking medieval buildings, the Old Town offers some of the finest amenities Edinburgh has to offer. From bars and restaurants to convenience shops and boutiques, the property is situated in the heart of Edinburgh's bustling residential and tourist district.

High-street and designer shops, restaurants, a luxury cinema and more can be found in the newly renovated St James Quarter. Within walking distance is the Scottish Parliament, Holyrood Palace and park, Arthur's Seat and of course Princes Street.

Commuting from the property couldn't be easier, with fantastic public transport on your doorstep, including Waverley Train Station, the tram line and excellent bus routes. The property is within easy reach of Edinburgh University campuses.



Second Floor



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