










Offers Over
£190,000

22/16 Dumbiedykes Road

Holyrood | Edinburgh | EH8 9UU

Located close to Edinburgh's City Centre within walking distance of the university campuses, this duplex apartment offers a unique blend of peace and convenience, with stunning views of Holyrood Park and Salisbury Crag. The property offers superb potential to create an individually designed home, close to many of the capital's world-class attractions and perfectly suited to the first-time buyer, professional or investor. Early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - A



Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage and utility room, light and airy reception room, fitted kitchen with breakfast bar and appliances, two good sized double bedrooms (one of them with fitted wardrobes), thirs bedrooms single with fitted cupboard and bathroom with three-piece suite. Further benefits include gas central heating (new boiler installed 2023) and double glazing.

There is scope to apply for a HMO licence subject to the necessary planning permission. The property had a HMO licence till recently.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine.

Gardens & Parking

Landscaped garden grounds surround the property, and zoned permit holder parking is available on the street. There is also a drying area and a bin store.

Viewing

By appointment through Neilsons 0131 625 2222.



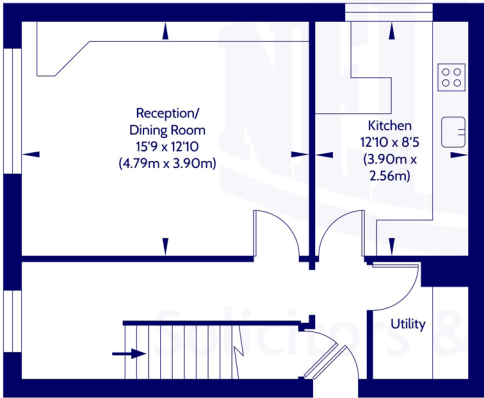


Location

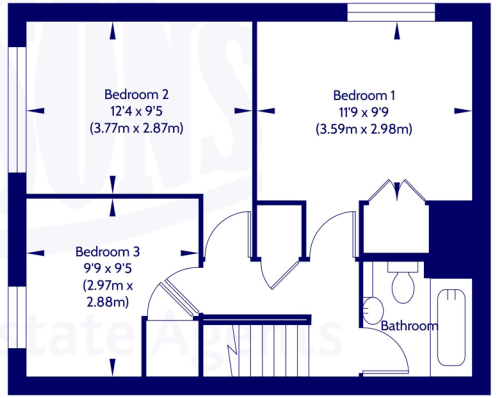
Perfectly positioned between the wide green spaces of Holyrood Park and the city centre, the Holyrood area offers a cosmopolitan lifestyle with excellent shops, services, cafes, bars and restaurants all within easy walking distance. The property is ideally placed for The University of Edinburgh, to the Moray House campus, close to the Pleasance gym and recreation space, and George Square. Additionally, the Scottish Parliament, the Palace of Holyrood house, and the world-famous Royal Mile are all a short walk away. Excellent public transport provides swift access in and around the city with Waverly Train Station also close at hand. Holyrood Park and Arthur's Seat offer the perfect escape from the bustle of the city, and further recreational facilities in the area include the Royal Commonwealth Pool and Gym. Edinburgh is home to a world-class scene of galleries, theatres, and museums, many within a short walk of this property.



Approx. Gross Internal Floor Area 88.29 Sq M / 950 Sq Ft.



Third Floor



Fourth Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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