



89/69 Holyrood Road

Holyrood, Edinburgh, EH8 8BA

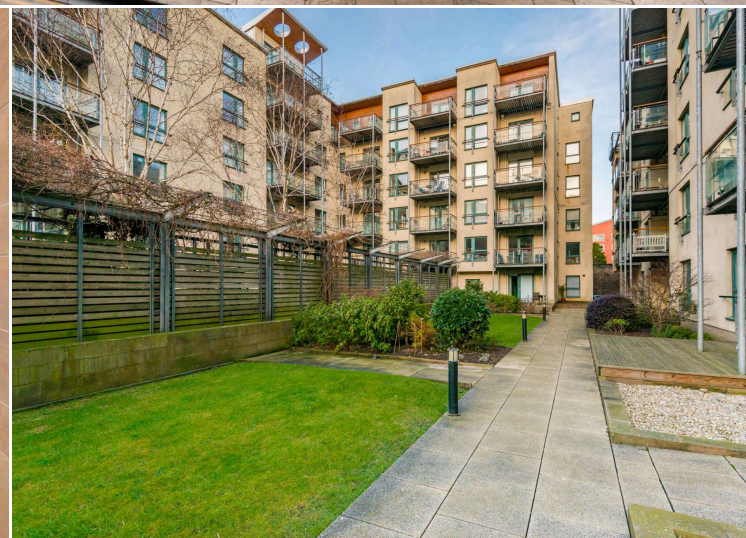


VMH ESTATE AGENTS



Modern and stylish 2 bedroom 2nd floor flat within an exclusive development in the city centre.

- Open plan sitting room/kitchen
- Balcony with stunning view
- Principle bedroom
- En-suite bathroom
- 2nd double bedroom
- Shower room with 3 piece suite
- Secure underground parking
- 24-hour concierge service
- Landscaped courtyard garden
- Gas central heating & double glazing



Offers Over: £335,000

EPC Rating: B

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Forming part of the exclusive The Park development this 2 bedroom 2nd floor flat boasting stunning views of Arthur's Seat and the Salisbury Crags. Internally the property is modern, stylish and well presented offering a generous living space in the city centre.

The property further benefits from a 24 hour concierge service, landscaped courtyard garden, allocated parking space within a secure car park and private balcony.

Extras

All fitted floor coverings, curtains, blinds, light fittings, fridge, freezer, dishwasher, double oven and gas hob.

Management

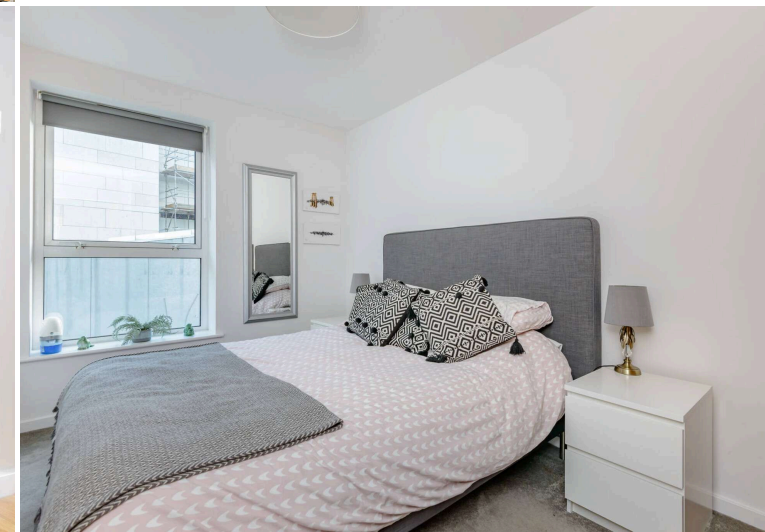
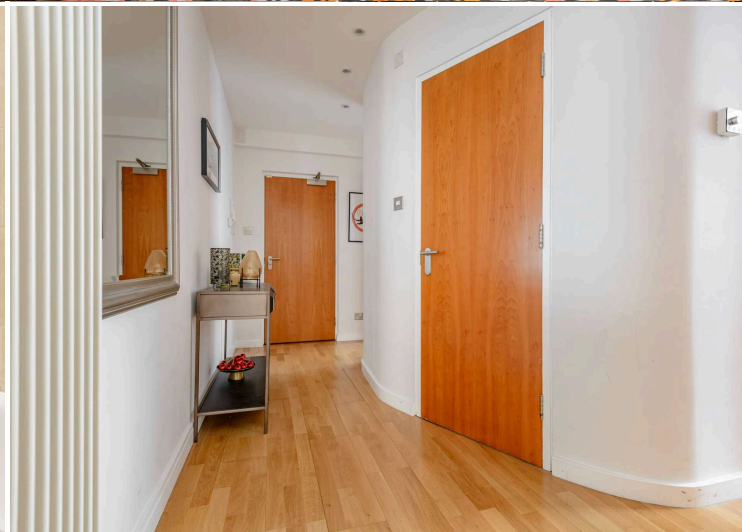
The development is factored by Myreside management at an approximate cost of £1000 per quarter. This cost includes, 24/7 security via the concierge, factor fees, buildings insurance, communal cleaning, maintenance and gardening.





Location

Holyrood lies on the eastern edge of Edinburgh's historic Old Town, home to Holyrood Palace, the Scottish Parliament and Dynamic Earth visitor attraction. The City Centre is within comfortable walking distance, there are a wide range of shops, restaurants, coffee shops and bars in the local area including nearby Newington and Grassmarket. Schools catering for all age groups are easily accessible with Edinburgh University a short walk away and leisure facilities in the vicinity include the Royal Commonwealth Pool, the Pleasance Sports Centre and lovely scenic walks in Holyrood Park and Arthur's Seat. A frequent bus service operates nearby to many parts of the city and the flat is also convenient for access to Waverley Train Station.

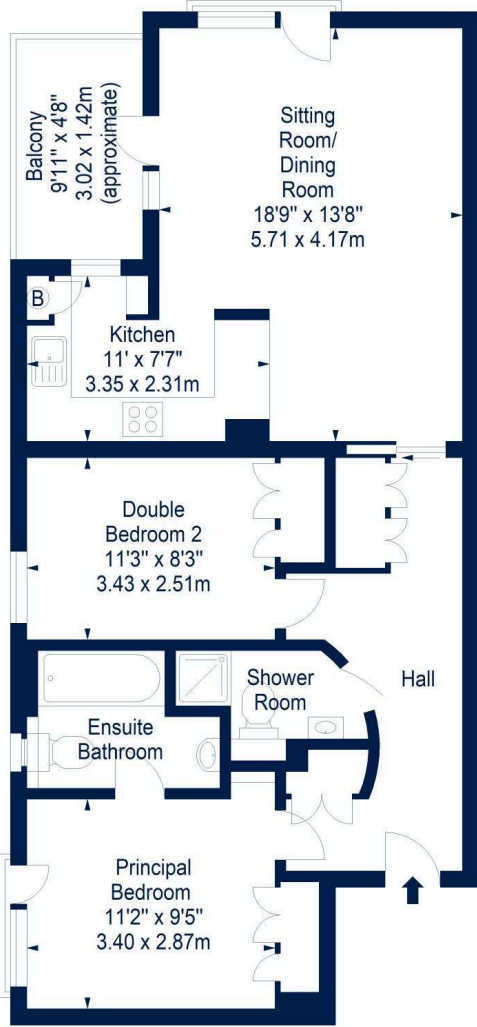


Floor Plan

Holyrood Road,
Edinburgh,
Midlothian, EH8 8BA



Approx. Gross Internal Area
771 Sq Ft - 71.63 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



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More is our middle name.

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.