



43/19 Viewcraig Gardens

Old Town, Edinburgh, EH8 9UW



VMH ESTATE AGENTS



Maisonette two bed flat in the popular Holyrood area with a stunning view of Arthur's seat.

- Sitting room
- Breakfasting kitchen
- 2 double bedrooms
- Shower room
- Stunning views of Arthur's seat
- Secure entryphone system
- Storage lockup on the landing
- Excellent location close to amenities
- Bright & well proportioned
- Gas central heating & double glazing



Offers Over: £190,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in the central Holyrood area this bright and well proportioned, 2 bed maisonette flat features a stunning & uninterrupted view of Arthur's seat to the rear.

The property has been well maintained and further benefits from gas central heating, double glazing and a storage lockup on the landing.

Extras

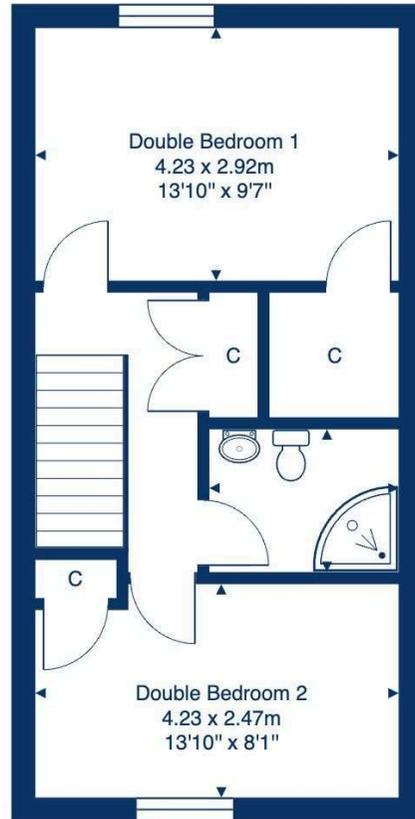
To include all fitted floor coverings, carpets, curtains, curtain rails & blinds in addition to the integrated oven & hob, washing machine and fridge/freezer.



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Third Floor



Fourth Floor



Total Area: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only.

Location

Holyrood is one of Edinburgh's most highly sought-after areas and is within close walking distance of the Royal Mile, Grassmarket and the City Centre. The district incorporates the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor attraction, the offices of the BBC and there is an extensive choice of shopping outlets, bars and restaurants in the vicinity. Recreational facilities are well catered for with Arthur's Seat being a short walk away offering superb walks and views over the City, and Edinburgh University Sport and Exercise Centre is also nearby. An efficient public transport network operates to most parts of the town and Waverley Station is within easy walking distance.





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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.