



100/1 Holyrood Road
Holyrood, Edinburgh, EH8 8AJ.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with walk-in storage.
- Good-sized living room overlooking the front of the property.
- Kitchen with appliances & breakfast bar.
- Generously proportioned double bedroom.
- Bathroom with shower.
- Gas central heating.
- Partial double glazing.
- Communal grounds.
- Permit & metered parking.



GENERAL DESCRIPTION

A ground floor flat situated within the popular and well located Holyrood district of the city, within walking distance of Edinburgh City Centre and excellent range of local amenities. The property would be an ideal purchase for a first time buyer or perhaps for letting purposes.

COUNCIL TAX BAND

A.

TRAIN STATION

APPROXIMATELY 500 METRES TO EDINBURGH WAVERLY TRAIN STATION.

AIRPORT

APPROXIMATELY 9.8 MILES TO EDINBURGH AIRPORT.

BUSES

ON YOUR DOORSTEP.

LOCATION

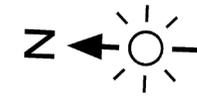
Holyrood lies in the heart of the historic Old Town, a designated UNESCO World Heritage Site, blending period charm with all of the benefits of city centre living. An enviable location, bordering the tranquility of Holyrood Park, offering majestic views of Salisbury Crags and Arthurs Seat, while a stones throw from Holyrood Palace and the modern Scottish Parliament. Princes Street, the historic Royal Mile and George Street are within easy walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for all the main university campuses and Edinburgh's central business district. There are many famous and historical places of interest including galleries, museums, theatres, along with being the major hub of Edinburgh's International & Fringe Festivals in August. A wide selection of bus services are available giving access to most areas of the city. For commuters, the tram network and Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE A FREESTANDING COOKER, FRIDGE, MICROWAVE AND AUTOMATIC WASHING MACHINE INCLUDED WITH THE RECEPTION HALL CUPBOARD. ALL FURNITURE WITHIN THE PROPERTY WILL BE AVAILABLE FOR NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





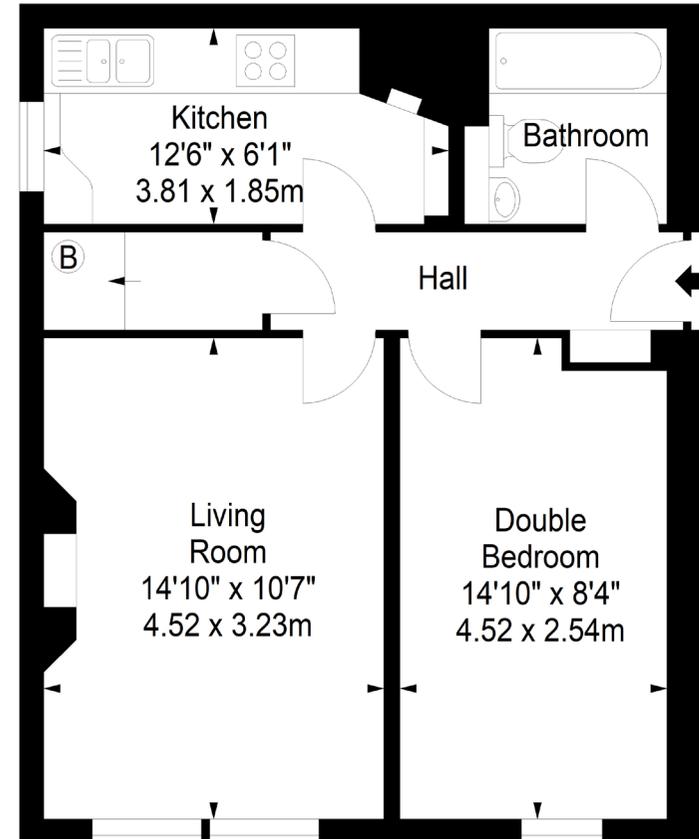
Holyrood Road,
Edinburgh,
Midlothian, EH8 8AJ



Approx. Gross Internal Area
468 Sq Ft - 43.48 Sq M
For identification only. Not to scale.
© SquareFoot 2026



ENERGY PERFORMANCE
CERTIFICATE RATING D



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.