



8/4, Dumbiedykes Road, Edinburgh, EH8 8AR

Tastefully Presented, Two-Bedroom, Eighth-Floor Maisonette Flat

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Property Description

Light and tastefully presented, two-bedroom, eighth-floor maisonette flat, with superb views to the Salisbury Crags and the city skyline. Forming part of an established residential development, conveniently located in the Holyrood area of Edinburgh centre.

Comprises an entrance hall, an open-plan living/dining and kitchen, two double bedrooms, and a bathroom.

Ideally located for both students and professionals, an ideal starter home or buy-to-let - and adjacent to the vast open spaces of Holyrood Park. Highlights include a private balcony with views to Salisbury Crags, and a modern fitted kitchen and bathroom.

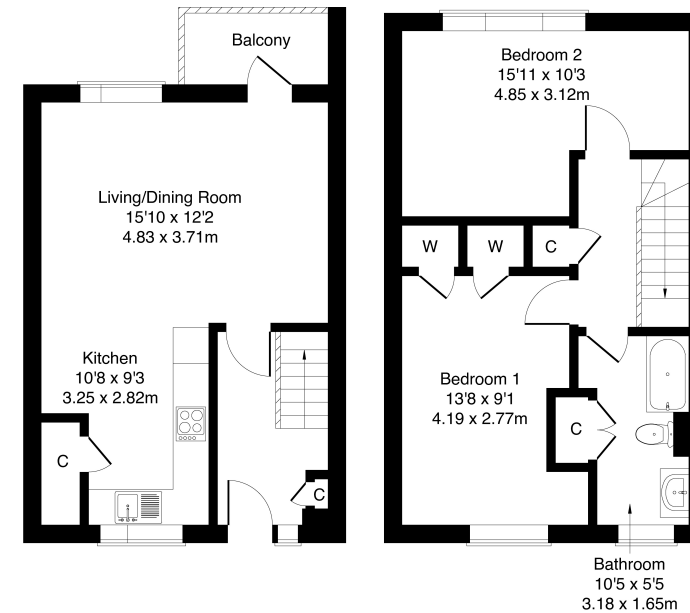
In addition, there is quality flooring, excellent integrated storage, double glazing and electric heating. The development provides a lift service, a secure entry system, and zoned on-street parking.

An entrance welcomes you into the property, providing access throughout and creating a seamless and functional living space, with the living room finished with wood-effect flooring throughout and large windows allowing for plenty of natural light. The kitchen has been finished with granite-effect worktops, tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine and fridge/freezer.

Stairs lead to the first floor, providing further access to bedrooms one and two, both finished with wood-effect flooring throughout and light, neutral décor. Finishing off the property is the bathroom, which comprises a three-piece suite with a shower over the bath.



8/4 Lochview Court, Dumbiedykes Road, Edinburgh, EH8 8AR



Eighth Floor

Ninth Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Holyrood is a historically significant and centrally located area of Edinburgh, home to some of the city's most iconic landmarks including the Scottish Parliament, the Palace of Holyroodhouse, and the Dynamic Earth science centre. Set against the backdrop of Holyrood Park and Arthur's Seat, the area offers dramatic scenery and ample green space, providing a peaceful retreat within walking distance of the city centre. The area enjoys close proximity to a wealth of cultural, historic and civic

attractions including Edinburgh Castle, St Giles' Cathedral, the Grassmarket, and the Royal Mile. The Royal Mile itself is a vibrant thoroughfare filled with traditional pubs, cafés, restaurants, independent boutiques, and artisan shops. Excellent transport links are available via Waverley Station and St Andrew Square, with regular bus services operating from nearby Meadowbank. For motorists, the A1 and Edinburgh city bypass are also easily accessible.





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