



53/18 Viewcraig Gardens
HOLYROOD | EDINBURGH | EH8 9UP


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Boasting a superb parkside position with fabulous views direct to Salisbury Crags is this bright, generous sized duplex apartment, ideal for anyone looking for a City Centre base. Holyrood is a sought after place to live, within walking distance of the historic old town and a huge choice of shops and attractions.

Living space

- Twin window living/dining room with ample free floor space for relaxation and entertaining, looking out to Salisbury Crags, one of Edinburgh's most famous landmarks.
- Kitchen fitted out with white matt units and wood effect worktop space
- Two double sized bedrooms with storage facilities
- Bathroom/mixer tap shower attachment to bath
- Entrance hall
- Upper landing with built-in cupboard and access to loft

Features

- Gas central heating
- Double glazing
- Security entryphone system
- Permit and metered parking
- Communal grounds
- On the doorstep of Holyrood Park
- Fabulous local amenities
- Convenient for central Universities
- Small private storage room in basement

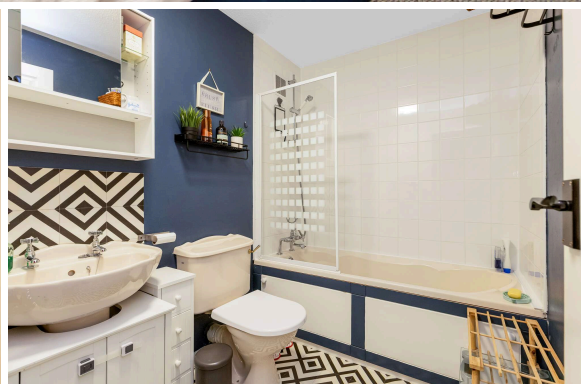
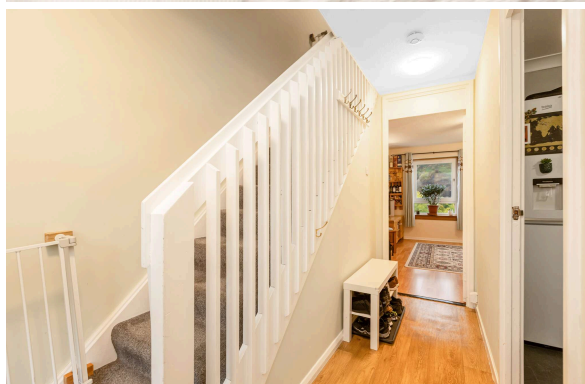
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

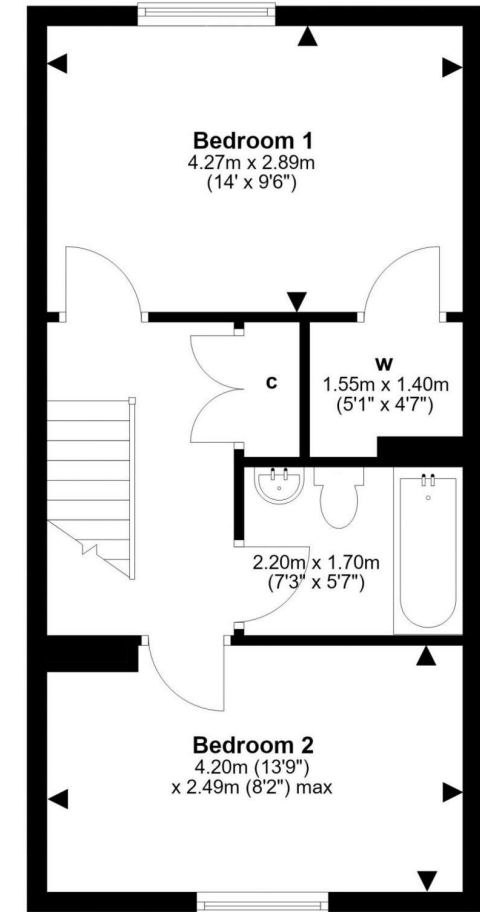
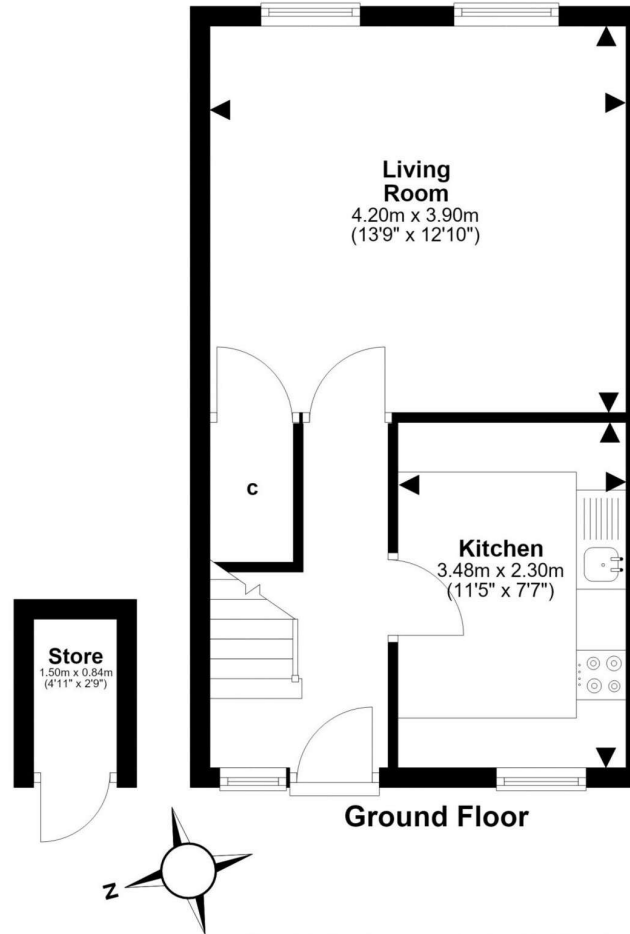
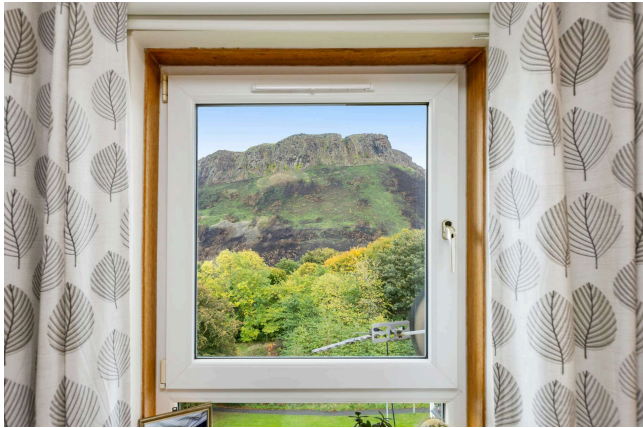


The Royal Burgh of Edinburgh is arguably Europe's finest and most beautiful capital City, famed for the quality of its architecture, art galleries and museums. The Holyrood district is justifiably one of Edinburgh's most highly sought after residential areas, incorporating the Royal Palace of Holyrood, the Scottish Parliament and Dynamic Earth visitor attraction. There is an extensive choice of shopping outlets in the vicinity, whilst recreational facilities are amongst the best the city has to offer. Schooling is within easy reach and there are also a number of university buildings on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas and Waverley Station is within walking distance of the property.

Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale will be all fittings and fixtures, curtains from kitchen and living room, blinds from upstairs bedroom. Fridge may be available by separate negotiation.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.