NEILSONS

Solicitors & Estate Agents



Offers Over

£295,000

89/21 Holyrood Road

Holyrood | Edinburgh | EH8 8BA

An exceptionally appealing first floor apartment forming part of an impressive contemporary development, boasting a 24hr concierge, lifts to all floors, a beautifully landscaped communal courtyard and a fantastic central location moments from Edinburgh's historic Old Town.

- 2 bedrooms
- 1 public room
- 2 bathrooms
- Allocated parking space
- Communal courtyard
- EPC rating – C
- Council tax band- F



Description

The flat is located near to the Royal Mile, Holyrood Palace and Holyrood Park/Arthur's seat and offers well-proportioned move-in ready accommodation within a spectacular city centre location.

The accommodation is accessed via secure entry and briefly comprises; welcoming hallway with good built-in storage, dual aspect south and west facing reception/ dining room with fresh neutral décor and engineered wood flooring, well equipped kitchen which has been fitted with a variety of base and wall units, complete with coordinated wipe clean worktops and a selection of integrated appliances, well proportioned principal bedroom with built-in wardrobes and en-suite shower room, a second spacious double bedroom also with built in double wardrobes, and modern family bathroom with light neutral tiling, wall mounted basin, WC and bath with shower/splash screen.





Extras

All fixtures, blinds, light fittings, white goods and integrated appliances will be included.

Gardens, Parking and Factor

There is an extensive and beautifully maintained landscaped courtyard within the development, with well stocked planted beds, lawn and seating areas. The flat benefits from its own private allocated parking space.

The development is managed by Myreside Management for a quarterly annual fee of approximately £1100. This includes the concierge, lift maintenance, upkeep of the communal areas, communal lighting and a communal buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









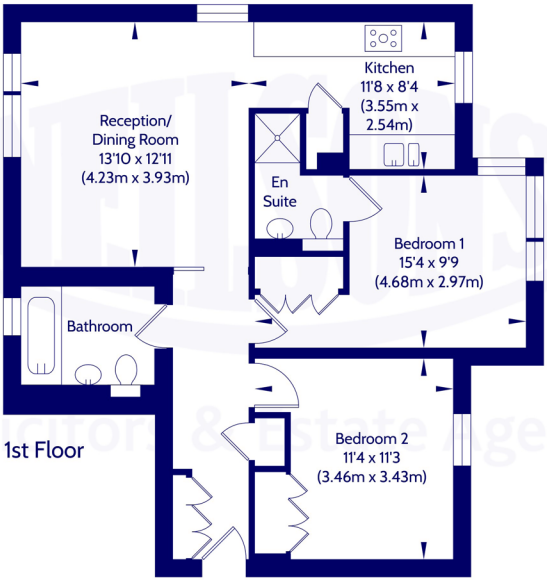
Location

Eighty-nine Holyrood Road 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 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, literally a stone's throw from the apartment. A frequent bus service operates nearby to many parts of the city and the flat is also convenient for access to Waverley Train Station.





Approx. Gross Internal Floor Area 65 Sq M / 705 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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