

89/32 Holyrood Road

OLD TOWN | EDINBURGH | EH8 8BA

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Beautifully presented and spacious, one-bedroom, third-floor apartment, quietly positioned to the rear of the award-winning and exclusive development, The Park, enviably located adjacent to the Scottish Parliament in Edinburgh's historic Old Town. This prestigious, factored and lift-served development benefits from a 24-hour concierge service, beautifully landscaped central courtyard gardens and secure barrier-controlled residents' parking.

The property offers bright, well-proportioned accommodation, ideally suited to professionals, first-time buyers or those seeking a stylish city centre pied-a-terre. The accommodation comprises a welcoming entrance hallway with useful storage cupboard, leading through to an impressive living/dining room, providing ample space for both relaxation and entertaining. The separate fitted kitchen offers a practical layout with generous worktop and cupboard space. The spacious double bedroom benefits from a built-in wardrobe, whilst the accommodation is completed by a bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include the developments' excellent communal facilities, private residents' parking and an outstanding central location, with Holyrood Park, the Royal Mile and a superb selection of shops, restaurants and cultural attractions all within easy reach.

- Prestigious, award-winning Old Town development
- Spacious third-floor apartment with lift access
- Bright and generously proportioned living/dining room
- Double bedroom with built-in wardrobe
- 24-hour concierge and landscaped courtyard gardens
- Barrier-controlled residents' parking

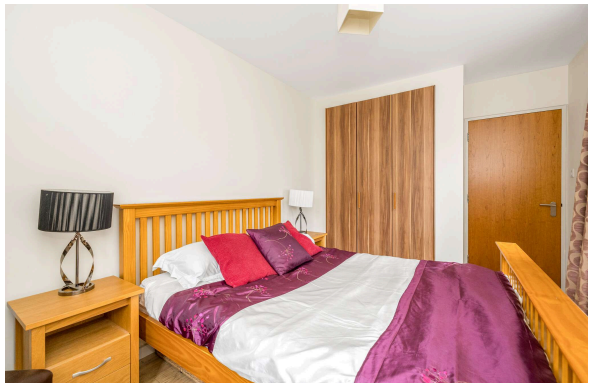
Energy Rating C. Council Tax band F.

Fees payable to factor, Myreside Management, approx. - £1,200-£1,400 per quarter which includes building insurance.

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



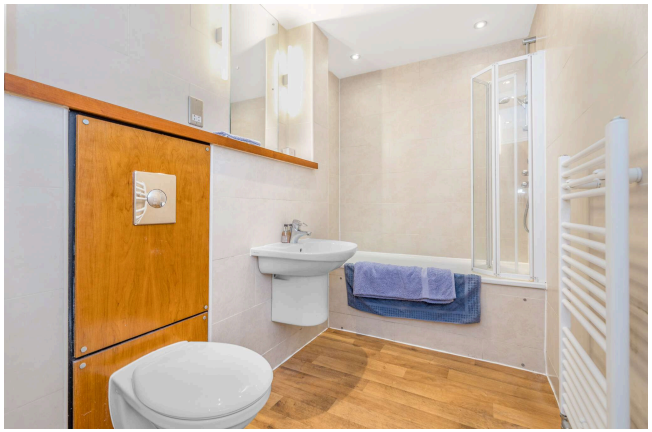




All fixtures, fittings, integrated kitchen appliances, fridge-freezer, washing machine, tumble dryer, dishwasher, sofa and curtains will be included in the sale. The side tables in the living room, the bed, the mattress and the bookcase opposite the living room door are available under separate negotiations.

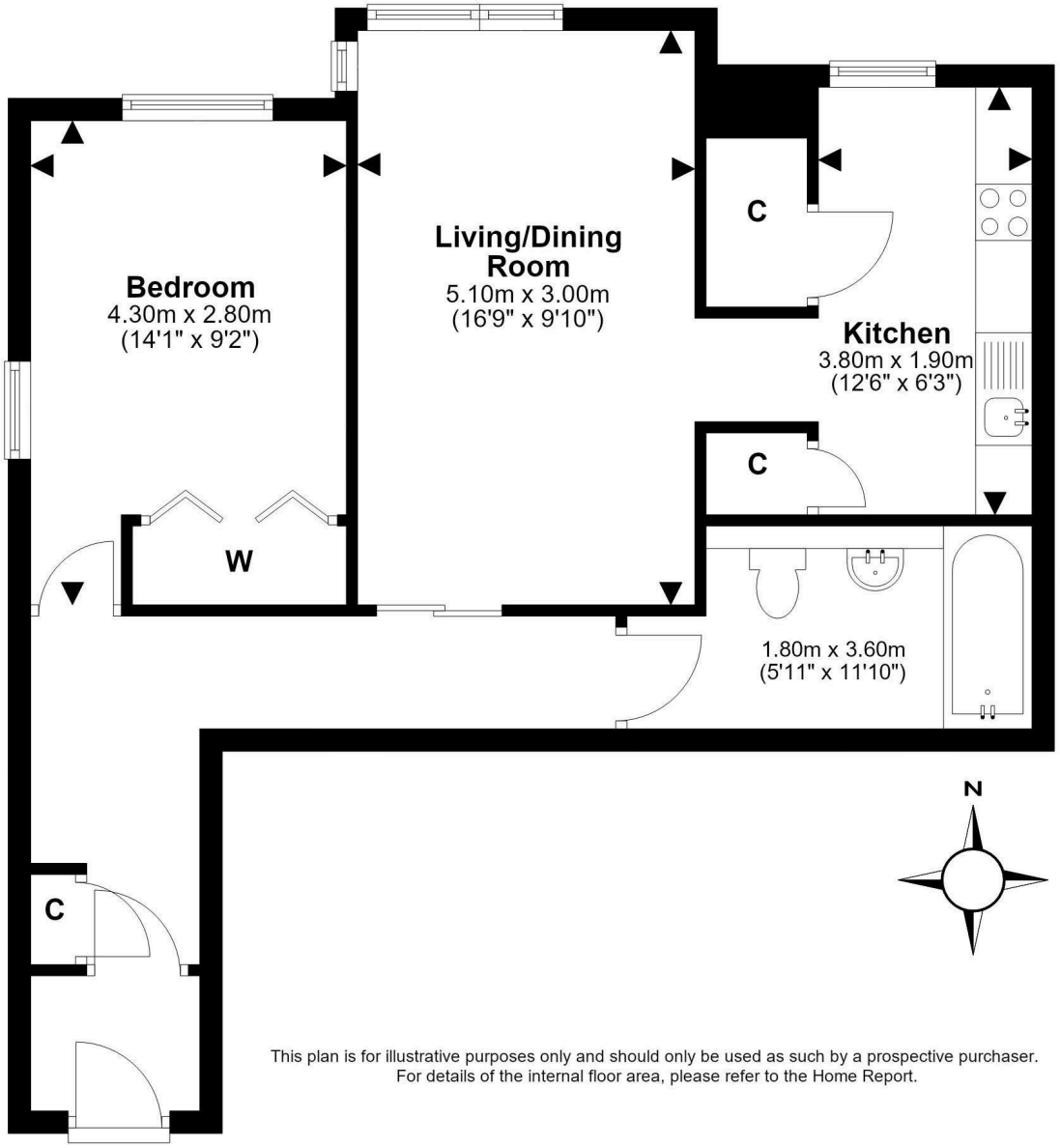
The Old Town, situated in the medieval heart of Edinburgh, has retained many of its reformation era buildings and is a UNESCO World Heritage Site. The property is close to Edinburgh's commercial, cultural, civic and academic areas and most of the key City Centre amenities are within walking distance. The Royal Mile and The Grassmarket provide an array of boutiques and some of Edinburgh's finest bars and restaurants. The exciting New Waverley Development located off New Street is home to a range of fashionable shops and eateries. Narrow, winding Victoria Street offers a fine selection of specialist stores. A public transport network operates within the City Centre and beyond and Waverley train station is in walking distance. Edinburgh City Bypass and the main motorway networks are also within easy reach.











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.

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