

9/1 Lochview Court

DUMBIEDYKES ROAD, EDINBURGH, EH8 8AR



IMMACULATE 2 BED, 9TH FLOOR FLAT WITH
SPECTACULAR VIEWS ACROSS THE CITY



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McEwan Fraser Legal is delighted to present this stunning 2 double bedroom flat. This property is brought to market in immaculate condition, built in the 1960's and very well kept ever since. The current owners brought the property through a huge transformation from purchase and you will still find it in this excellent state. The property is situated in Holyrood, and is ideal for first-time buyers or investors.

The property is located on the 9th floor with elevator access and stunning views from the balcony leading to the front door. Coming into the flat, you are greeted into a well-spaced hallway leading through the property and towards the first of two double bedrooms. The first bedroom is a well proportioned double bedroom with two built-in wardrobe spaces. Looking out the window you will find stunning views up to Calton Hill and Edinburgh Castle, there aren't too many better views you will find around Edinburgh. This trend continues into bedroom 2 with another well-proportioned room with views over Dynamic Earth and out over Leith to the North Sea.



The current owners have been ingenious in their presentation with regards to the living room and kitchen by opening this space up with a walkway to the front door. This brings in huge amounts of natural light and makes a room brimming with potential and space to use. Views are stunning, once again, over Calton Hill and towards the North of the city. The fully fitted kitchen benefits again from the natural light and has plenty of storage/workspace.

In addition to all of this, the property includes residents parking, shared outdoor space and Holyrood Park on your doorstep. Early viewings will be essential as this will not be around for long in the current market.





bedroom 1





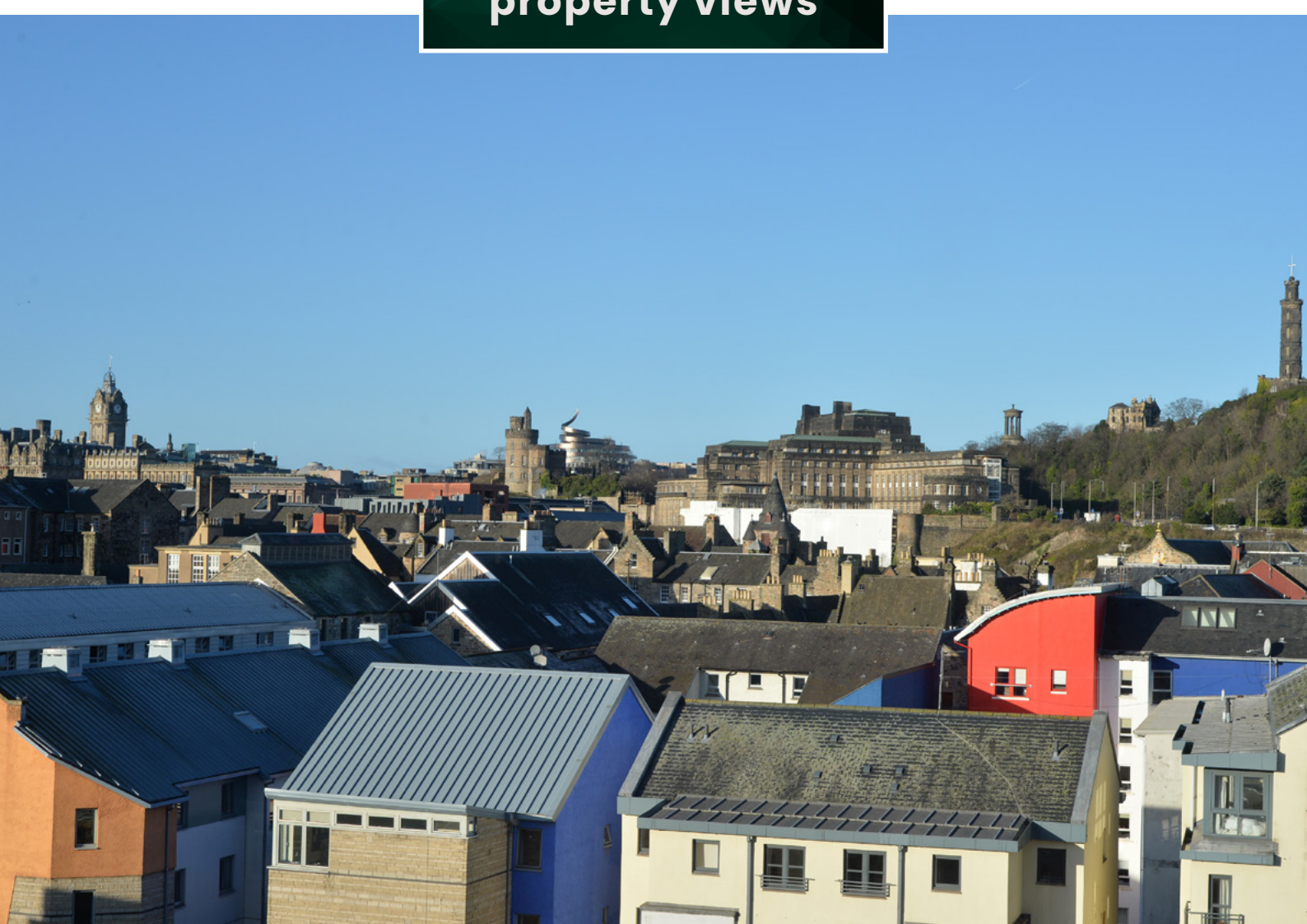
bedroom 2

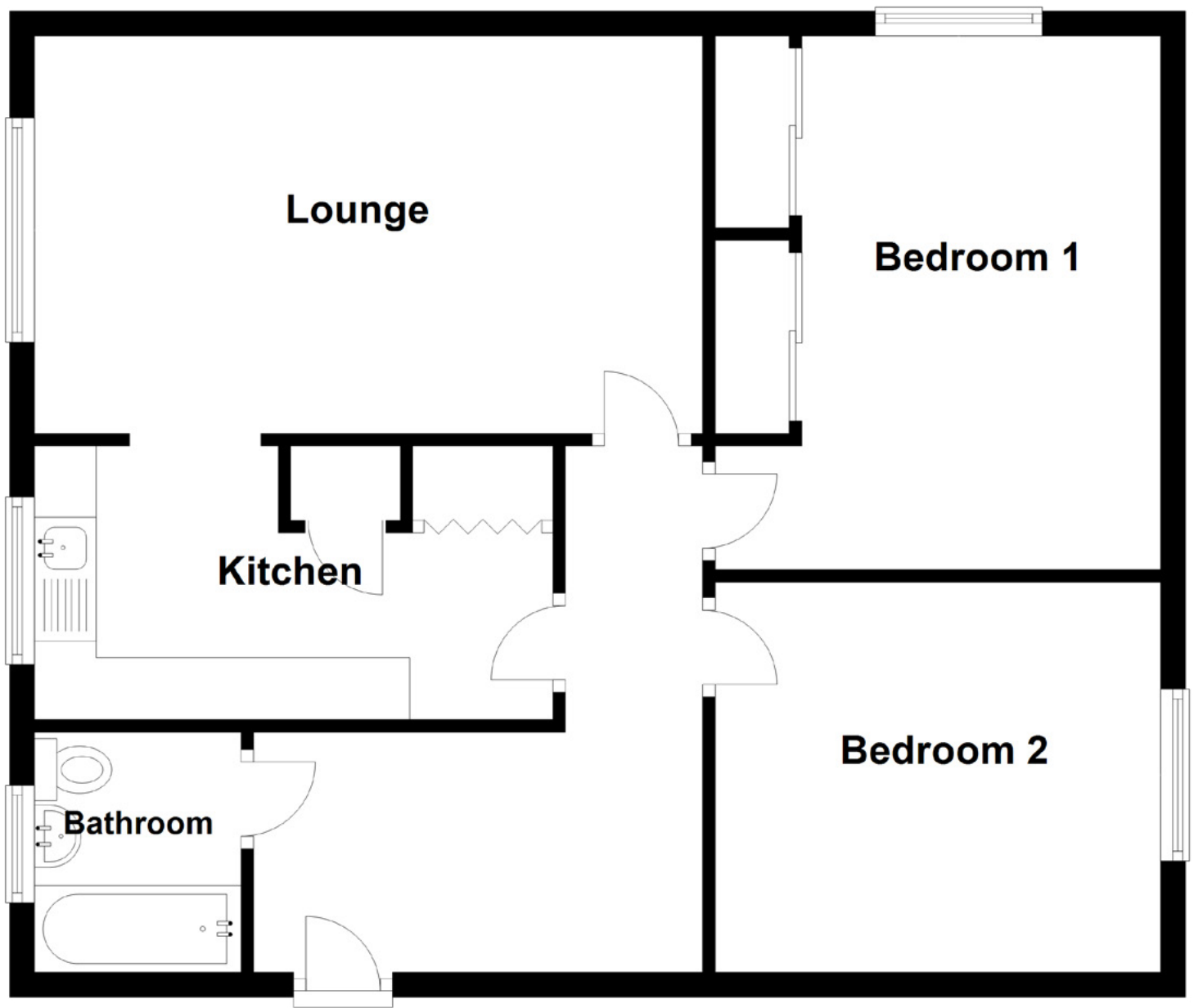






property views





Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.21m (10'6")
Kitchen	4.49m (14'9") x 2.21m (7'3")
Bedroom 1	4.14m (13'7") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.15m (10'4")
Bathroom	1.90m (6'3") x 1.67m (5'6")

Gross internal floor area (m²): 70m²

EPC Rating: C



Holyrood is that part of the city that lies at the foot of the Canongate, adjacent to the Palace of Holyrood House. Both area and palace take their name from Holyrood Abbey now standing in the palace grounds. This is a particularly central location being just over half a mile from the Bridges and only a little further from the East End of Princes Street.

In the Canongate, there are a number of small shops which will cater for most daily requirements with Abbeyhill and Easter Road just around the corner. This area also provides banking, building society and Post Office services. Yet another added benefit of this property's location is that it is just as simple to travel directly into the city centre itself to take advantage of all the excellent facilities situated there, including the brand new, multi-million pound shopping experience in the St James Quarter.

This is an area of the city which is steeped in history being at the east end of the tourist route that extends from here up to the Castle.

The Location

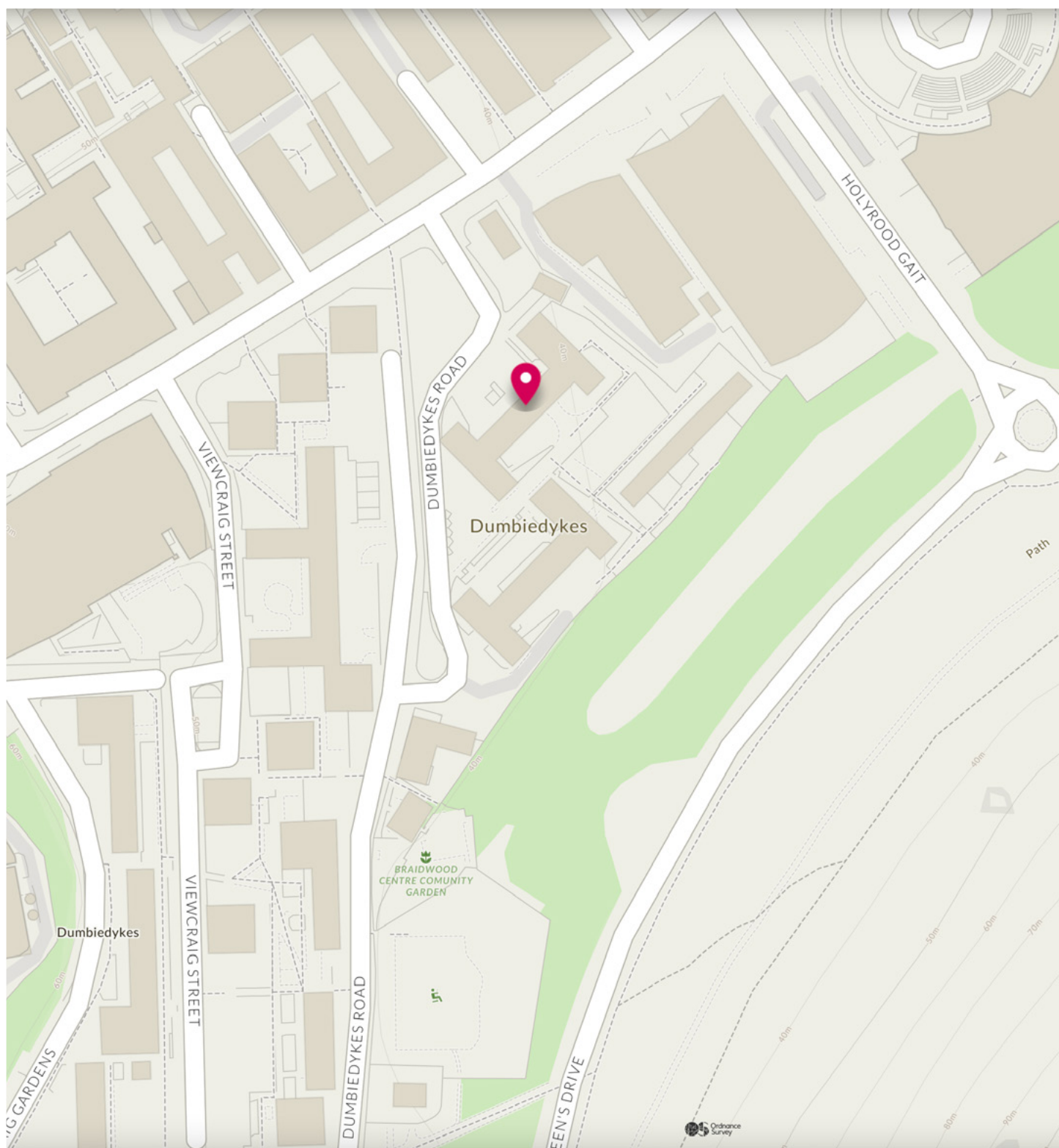


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
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