

7/4 Holyrood Court

DUMBIEDYKES ROAD, EDINBURGH, EH8 8AW



*SEVENTH FLOOR FLAT WITH SPECTACULAR
VIEWS ACROSS THE CITY AND ARTHURS SEAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two-bedroom flat in the highly sought-after area of Holyrood and in close proximity to the Scottish Parliament. The property is in good condition, with cosmetic changes needed to create the perfect canvas to create your new home. The flat showcases excellent views of Edinburgh Castle, Calton Hill and Arthurs Seat. This property makes the ideal purchase for first-time buyers and investors alike.

The views are immediately apparent as you walk up the stairs and across the walkway to the front door, meaning it is the first thing you see stepping out of the property in the morning, creating a fantastic start to any day. Entering the property, you find yourself in the entrance hallway with plenty of floor area for free-standing units and three large storage cupboards. Walking through here and you are in the large living room. This room, again with ample floor space for a full living room suite and a doorway to a private balcony. From here, you walk into another hall that splits the two double bedrooms and the bathroom. Both bedrooms are of good size and comfortably fit a double bed, with the master bedroom benefiting from integrated wardrobes. The bathroom is a full three-piece suite, in very good order.



The Kitchen





Bedroom 1

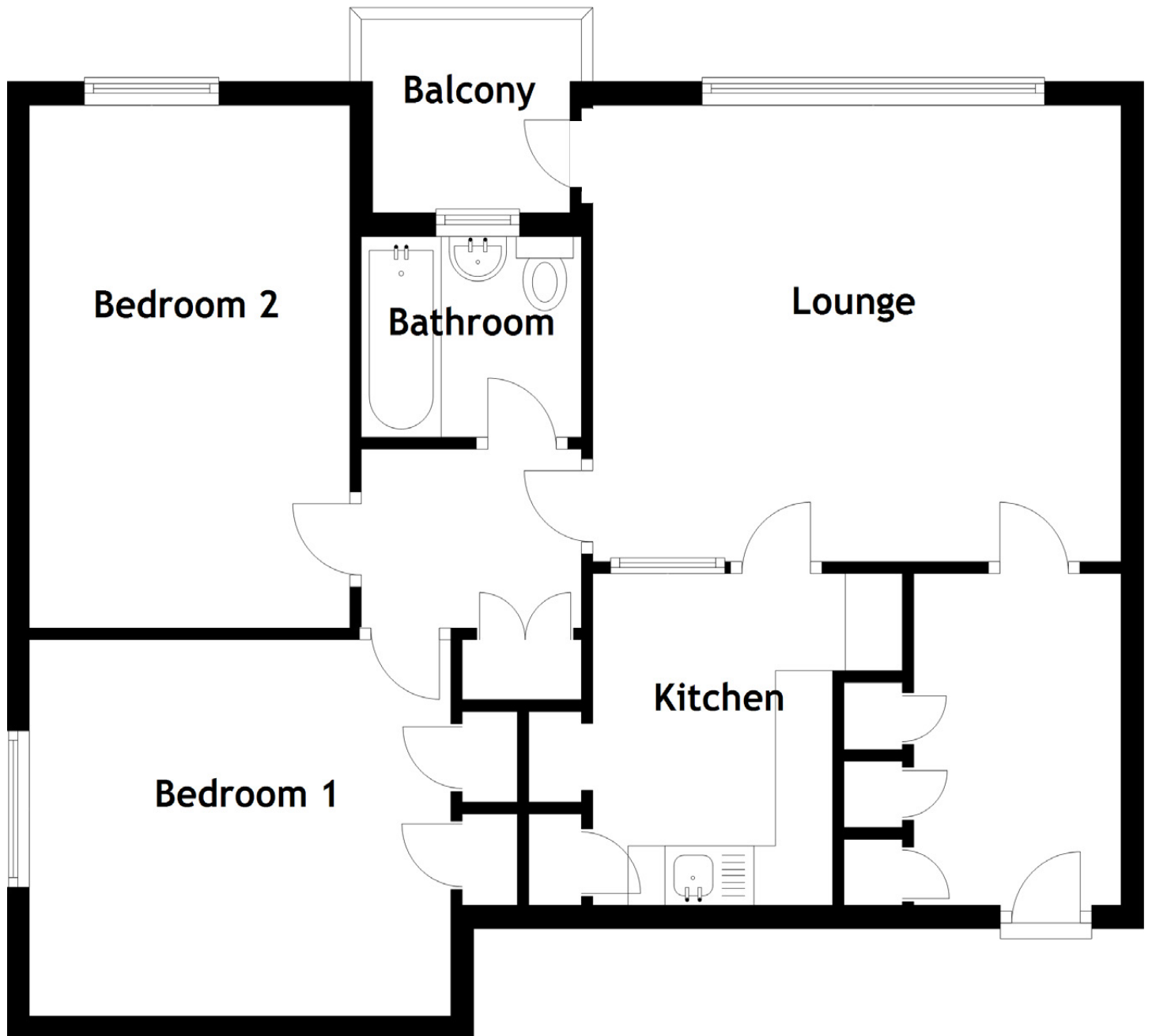




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.63m (15'2") x 3.85m (12'7")
Kitchen	2.80m (9'2") x 2.71m (8'11")
Bedroom 1	3.69m (12'1") x 3.17m (10'5")
Bedroom 2	4.41m (14'6") x 2.81m (9'3")
Bathroom	1.93m (6'4") x 1.69m (5'7")

Gross internal floor area (m²): 66m²

EPC Rating: F



In addition to this, the property includes resident's parking. This is a rare opportunity to acquire a central flat with stunning views and located in a fantastic location.





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 and is in walking distance from the new St. James Centre and Princes Street

In the Canongate, there are a number of small shops which will cater for most daily requirements. This area also provides banking, building society and post office services. However, it may be just as simple to travel directly into the city centre itself to take advantage of all the excellent facilities situated there.

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 and vice versa. The Palace grounds are often the place of pageantry being the Queen's Edinburgh home.



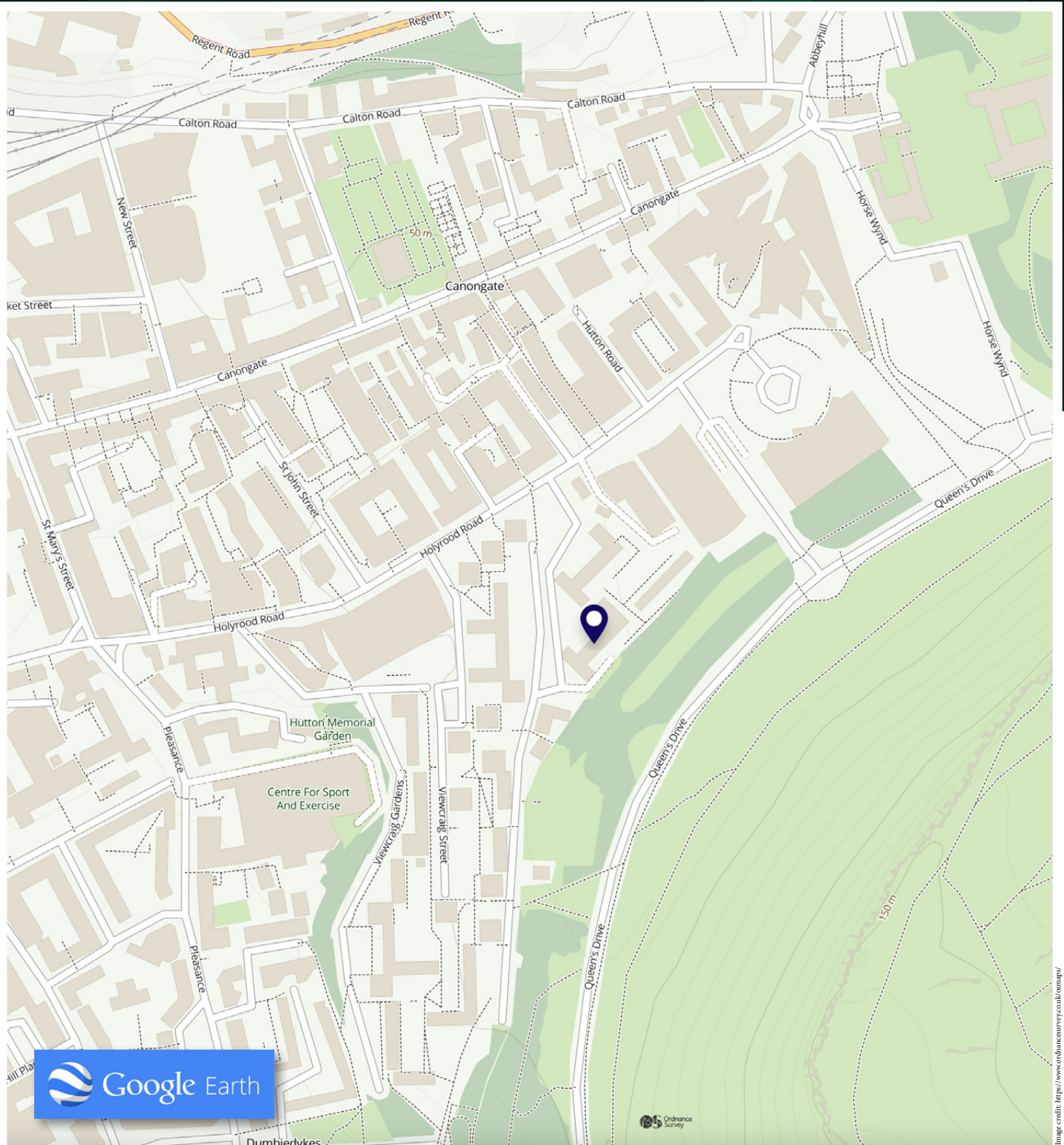


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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