





Flat 68, 89 Holyrood Road EH8 8BA

Superb luxury built 4th floor apartment within an exclusive award winning development adjacent to the Scottish Parliament, Queen's Park, Holyrood Palace and Dynamic Earth.

Hallway, fabulous sized open plan lounge/dining room/kitchen with built in appliances, balcony with sunny facing aspect and view towards Arthur's Seat, 2 double bedrooms including master bedroom with ensuite bathroom and separate shower room. High specification and exacting finish. Gas central heating. Double glazing. Lift. Secure entry and allocated underground car parking space. Central landscaped courtyard. On site concierge.

'The Park' development on Holyrood Road is situated within the heart of the capital and is therefore ideally placed for those working within the city centre or wishing to take full advantage of all of the

amenities available within a cosmopolitan and modern European capital. Within the immediate vicinity there are facilities to meet every day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants, bars and Waverley Railway Station along with a number of major tourist attractions including the Palace of Holyroodhouse, Scottish Parliament, Holyrood Park, Dynamic Earth and Edinburgh Castle.

EXTRAS

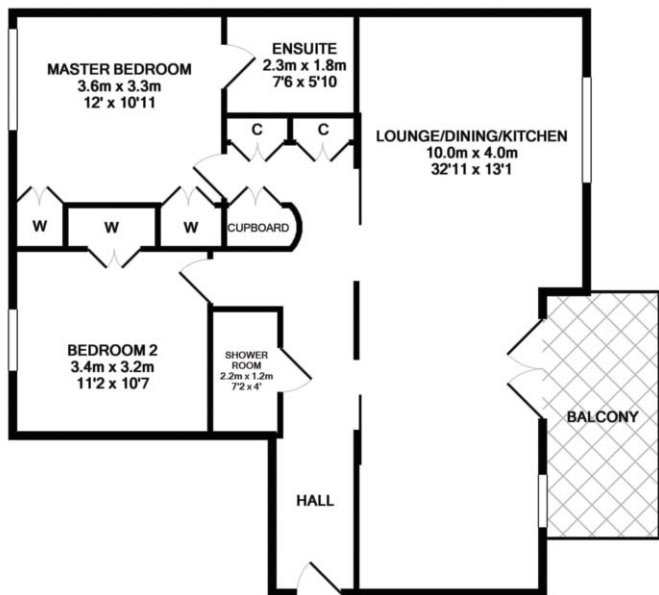
The price includes the two white 2-seater sofas. Other furniture may be available by separate negotiation.

NOTE

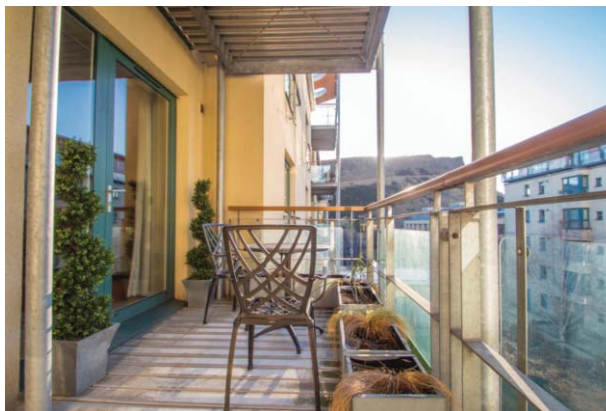
Please note there is an annual factoring charge of approximately £2,400 to include buildings insurance, development maintenance and on site concierge.

EPC RATING C





Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
All measurements are approximate and are not warranted.
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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