



89/30 Holyrood Road, Old Town, Edinburgh, EH8 8BA  
Attractive two-bed fourth floor flat with lift, private parking, and views towards Holyrood Park

URQUHARTS  
EDINBURGH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROX. GROSS INTERNAL FLOOR AREA - 986 SQ FT / 91.60 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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 www.digitaldesignconsultancy.co.uk



the property. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass, Waverly Train Station and main motorway networks are also within easy reach, giving further access to the major motorway networks, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

#### INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances. All furniture can be available by negotiation.

#### FACTORS

The development is factored by Charles White and there is an approx. quarterly fee of £875, including common buildings insurance, cleaning, concierge services, communal electricity, development maintenance, maintenance contracts and contingency fund.

#### PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

#### HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band G

The property has an Energy Rating Category B



#### DESCRIPTION

89/30 Holyrood Road is a well-presented and spacious two-bedroom fourth floor flat, forming part of a modern exclusive development with lift, private parking, and stunning views. Situated in the popular Holyrood area within the historical Old Town, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall with ample storage space; bright open plan living room / dining room / kitchen with balcony, offering views over Dynamic Earth towards Arthurs Seat & Holyrood Park; modern fitted kitchen with wall & base units and integrated appliances; two double bedrooms one

with en-suite bathroom and both with built in wardrobes; and shower room.

#### ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Two double bedrooms, one with en-suite bathroom. Shower room.

Gas central heating. Double Glazing. Secure underground car park with allocated parking space. Lift to all floors and concierge service. Landscaped courtyard.

#### LOCATION

Holyrood Road is situated in the heart of Edinburgh,

just 1/4 mile from Edinburgh Castle, The Royal Mile, Grassmarket, National Museum of Scotland, and within Edinburgh's world-famous Old Town Conservation Area & UNESCO World Heritage Site. The immediate locale provides an excellent range of amenities, from restaurants, bars, coffee shops, takeaways, and convenience stores, to historical places of interest and culture, including Holyrood Palace, Scottish Parliament Building and Dynamic Earth. Edinburgh University campuses and some Napier campuses are only a short distance away. Lovely walks can be taken at Holyrood Park and up to Arthurs Seat, whilst leisure facilities are available at the Royal Commonwealth Pool. The main shopping thoroughfares of Princes Street and George Street are within comfortable walking distance from

#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
 6. These particulars are not intended to nor will they form part of any contract.  
 7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).



Urquharts  
 Property and Law  
 16 Heriot Row, Edinburgh EH3 6HR  
 Telephone 0131 556 2896 · Email [enquiries@urquharts.co.uk](mailto:enquiries@urquharts.co.uk) · Fax 0131 556 0046  
[www.urquharts.co.uk](http://www.urquharts.co.uk)