



41, The Park, 89 Holyrood Road,

Holyrood, Edinburgh, EH8 8BA

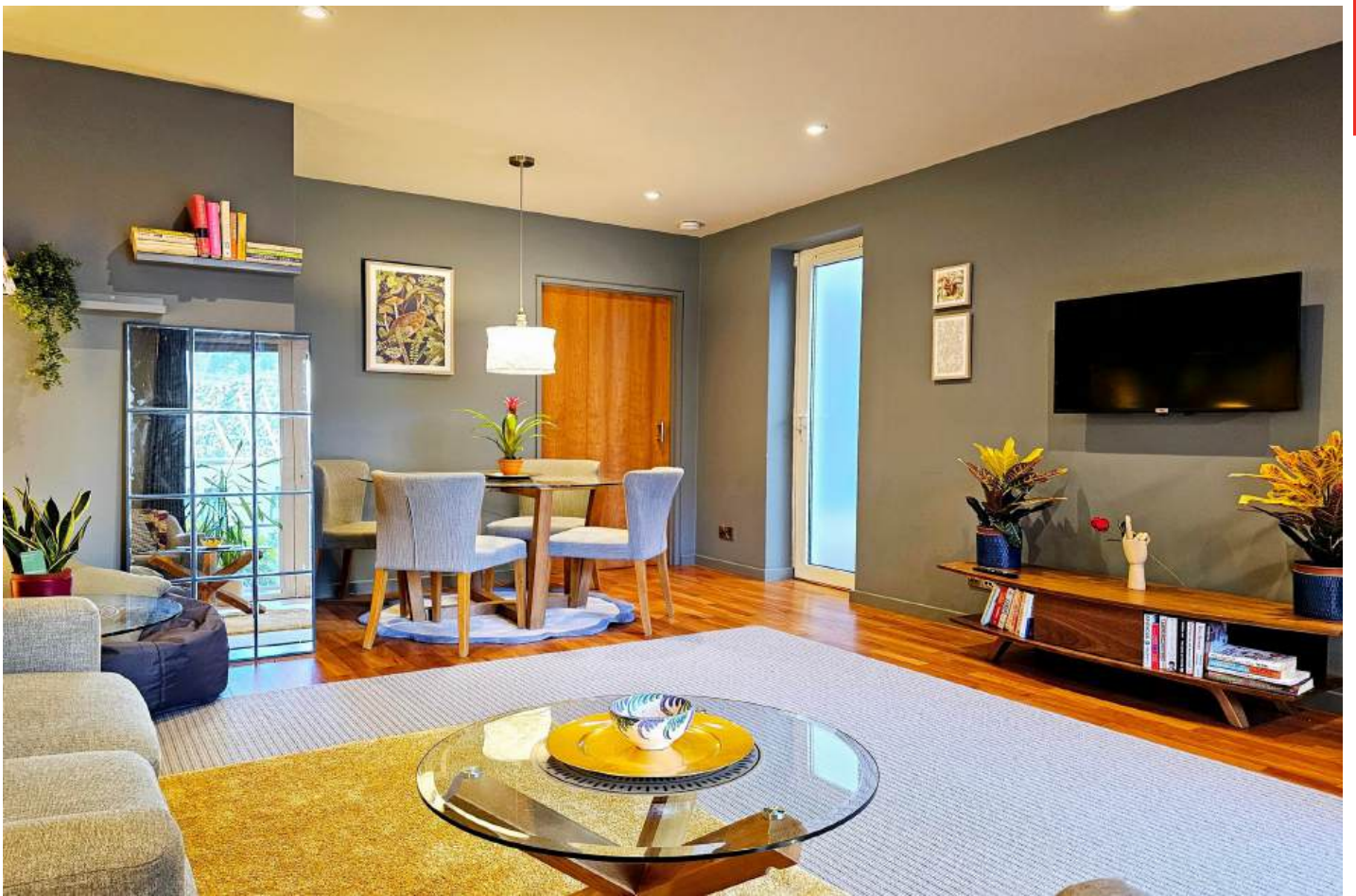
Offers Over £265,000

Viewings By Appointment:

Please call the agent on: 07771 757 911

A Serene Ground-Floor Apartment In Edinburgh's Prestigious Park Development, Providing The Perfect Blend Of History & Modernity, Neighbouring The Scottish Parliament & The Palace of Holyrood.

- Exclusive, Concierged Development
- Living - Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Hallway & Integral Storage
- Utility Cupboard
- Well Manicured Shared Gardens
- Private Outdoor Space
- Private Parking



An Urban Oasis In Edinburgh's Historic Heart

Nestled in the prestigious Park development, this ground-floor sanctuary offers a perfect blend of modern luxury and historic charm. Completed in 2002, the recently redecorated apartment boasts:

- 24-hour concierge service for ultimate convenience & peace of mind
- Private parking space, a rarity in central Edinburgh
- Private patio with direct access to a meticulously landscaped courtyard garden
- Awe-inspiring view of Salisbury Crags

Elegant Interior Design

Presented in neutral contemporary tones, this generously proportioned apartment features:

- Welcoming entrance hallway with practical utility cupboard and cloakroom
- Open-concept living and dining area with glazed doors to the courtyard
- South-facing, canopied patio for al fresco enjoyment
- Separate, well appointed kitchen offering plentiful storage and worktop space
- Luxurious bedroom with generous floor-to-ceiling storage solutions
- Modern bathroom with white sanitary ware and boiler-fed mixer shower
- 1-year old C.H. boiler with a 5-year warranty

The apartment's contemporary presentation, featuring elegant neutral tones and high-quality oak engineered-wood flooring, offers a calm and inviting ambiance.

A super, urban retreat where history, nature, and modern luxury converge.

Keen interest is anticipated and early viewing is strongly recommended.

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Unparalleled Location

Adjacent to the Scottish Parliament building and only a moment away from Holyrood Palace, where Edinburgh's iconic Old Town meets Royal parkland, this property offers:

- The perfect balance between urban excitement and natural serenity
- Proximity to Holyrood Park's tranquil green spaces
- Walking distance to financial, business, and shopping districts
- Cultural treasures, including world-class museums and galleries, at your doorstep
- Excellent transport links, including Waverley Station (10-minute walk)



Approx Internal Area: 68 sq m
EPC Rating: C Council Tax Band: F

Factor Fees: Normally £950 per quarter, but see Property Questionnaire section of the Home Report for further details.

Interested?

Call 07771 757911 for more details now.

Thinking of Selling?

Get your Pre-Home Report Assessment now. Call Aikman Bell.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



Your Personal Professional Property Service

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