



89

**THE PARK
89/58 HOLYROOD ROAD
HOLYROOD
EDINBURGH
EH8 8BA**

This stylish third floor apartment forms part of an exclusive modern development which is situated adjacent to the Scottish Parliament, Queen's Park and Holyrood Palace.

Secure concierge entrance, reception hallway, sitting room/dining room/kitchen, two double bedrooms, master en-suite shower room and bathroom.

Gas central heating, double glazing, private enclosed balcony, shared gardens and secure underground private parking space.

Offers Over £230,000





GENERAL DESCRIPTION

This stylish third floor apartment forms part of an exclusive modern development in an outstanding location adjacent to the Queen's Park, Holyrood Palace and the Scottish Parliament. The attractive and well proportioned interior benefits from a high specification throughout and has a layout comprising; a reception hallway with access to all main rooms and storage cupboards off. The living area extends to sitting/dining/kitchen areas with glazed door to the private enclosed balcony. Both bedrooms are doubles feature fitted wardrobes and bedroom one also has the added advantage of an en-suite shower room. Finally there is a utility cupboard set off the living area and the internal bathroom is situated off the reception hall. Externally there are shared garden grounds within a courtyard setting and the property has the added benefit of a private allocated parking space within the secure underground garage.

SITUATION

The property forms part of the exclusive residences known as "The Park" being an award winning much sought after and highly regarded development located adjacent to the open spaces of The Queen's Park and within easy walking distance of the historic High Street with its shops, restaurants and many tourist attractions. A wide range of city amenities including the financial institutions, restaurants, hotels and the prime shopping areas of Princes Street and George Street are close at hand. Regular and efficient bus services connect to surrounding areas and there are good road links to both sides of the city, Edinburgh Airport, the Forth Road Bridge, motorway networks and the City Bypass. Waverley and Haymarket train stations are also within easy reach of the property.





ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM/DINING ROOM/KITCHEN

19'7" x 18'0" 5.97m x 5.49m

BEDROOM 1

10'10" x 9'5" 3.30m x 2.88m

BEDROOM 2

9'5" x 9'5" 2.88m x 2.88m

EN-SUITE

7'5" x 3'6" 2.26m x 1.07m

BATHROOM

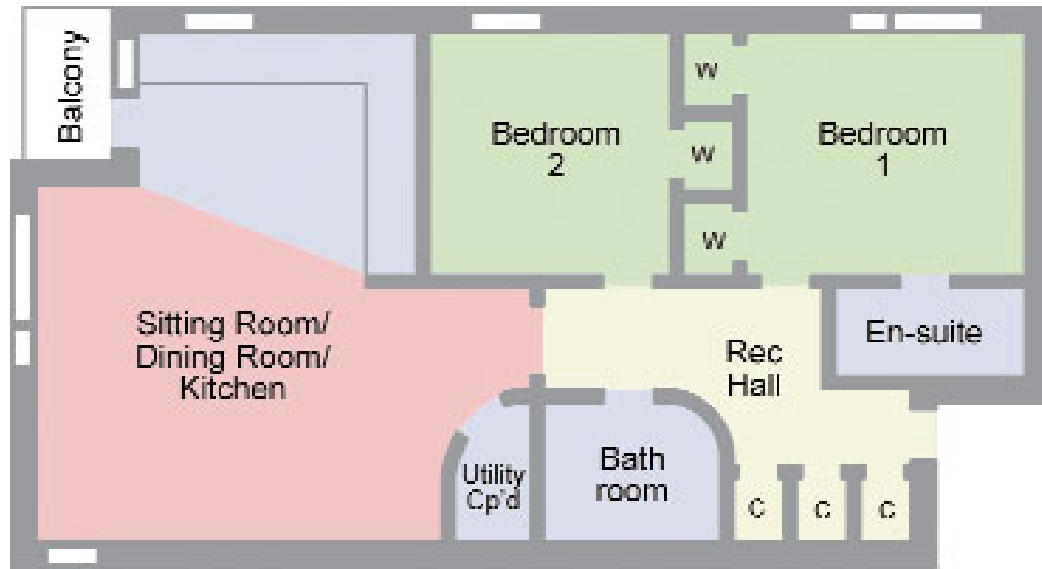
7'1" x 5'6" 2.81m x 1.68m

FACTOR

A Factors Fee of approximately £250 per month is payable and includes the services of a 24 hour concierge, lift maintenance and maintenance and cleaning of all communal areas.



ENTRY



Schematic Diagram only - Not to scale

sold on style™

If you are, call us to find out more about our bespoke service.

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £230,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

