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**89/49 HOLYROOD ROAD
THE PARK
OLD TOWN
EDINBURGH**

This superb fourth floor apartment forms part of an exclusive development which enjoys open aspects towards Holyrood Park.

Secure concierge entrance, reception hallway, sitting room/dining room/kitchen, three bedrooms, master en-suite bathroom, principal bathroom, Gas Central heating & Double glazing. Shared gardens. Balcony. Private parking space. Concierge.

Fixed Price £320,000



GENERAL DESCRIPTION

This superb fourth floor apartment forms part of a quality modern development which is situated adjacent to the Scottish Parliament Building and enjoys views over Holyrood Park and Salisbury Crags. The main rooms and balcony enjoy open views over Arthur's Seat. The layout comprises; reception hallway with access to all apartments, the living area which extends to sitting/dining/kitchen area with windows enjoying open aspects and a door leading onto an enclosed balcony. All three bedrooms feature fitted wardrobes and bedroom one also has the added advantage of an en-suite bathroom. Finally the property's principal bathroom is situated off the reception hallway. The apartment specification includes double glazing and gas central heating. Externally there are attractive shared garden grounds within a courtyard setting. Beneath the building there is a secure private car parking space.

SITUATION

The property is situated on Holyrood Road, within the historical Old Town, close to the Queen's Park, Arthur's Seat, Holyrood Palace and the Scottish Parliament Building. It is located within a few minutes walk of Waverley Railway Station and there is a regular bus service. The property is also conveniently situated for Moray House College of Education, Edinburgh University and Edinburgh College of Art. For recreational pursuits the Royal Commonwealth Swimming Pool is within walking distance and many pleasant walks may be enjoyed in Holyrood Park and Arthur's Seat.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

The Park is accessed via a secure concierge serviced entrance which leads to an inner landscaped courtyard and provides access to a further secure entry door that leads into the common stair with passenger lift.

RECEPTION HALL

Provides access to all apartments within the property. Has two sets of built-in storage cupboards off and displays laminate flooring which extends through to the living space.

LOUNGE/DINING/KITCHEN

20'1" x 16'10" 6.12m x 5.13m (at widest point)

This bright open living space has large front facing windows enjoying open uninterrupted views over Salisbury Crags. French door opens onto an enclosed balcony which again has a superb outlook. The room displays laminate flooring and provides ample space for both sets of furniture. The kitchen area has a further window and features stylish modern units with black granite worksurface. Included in the sale price and incorporated into the design are a number of integrated appliances.

UTILITY CUPBOARD

Situated off the kitchen area there is a built-in cupboard housing plumbing for a washing machine and tumble dryer.

BEDROOM 1

12'2" x 10'7" 3.70m x 3.23m

This double bedroom has rear facing window towards the High Street. The room displays laminate flooring, built in wardrobe and door through to the en-suite bathroom.

EN-SUITE BATHROOM

8'0" x 5'10" 2.44m x 1.79m

This stylish fully tiled internal room features a white three piece suite comprising of WC, wash hand basin and bath with mains shower over.



Schematic Diagram only Not to scale

BEDROOM 2

10'8" x 10'4" 3.25m x 3.16m

Again of double size with corner rear window towards the High Street and Parliament building. Displays laminate flooring and built in wardrobe.

BEDROOM 3

10'4" x 9'6" 3.16m x 2.91m

The property's third double bedroom has front facing window towards Salisbury Crags. Displays laminate flooring and built in wardrobe.

BATHROOM

7'1" x 5'0" 2.17m x 1.68m

This stylish fully tiled internal room features a three piece suite comprising of WC, wash hand basin and bath with mains shower over.

DOUBLE GLAZING

All windows are double glazed.

CENTRAL HEATING

The property benefits from gas central heating operating off a combi boiler.

GARDENS

The property is set around a shared landscaped garden area.

PARKING

Set beneath the building there is a secure private numbered car parking space.

SERVICE CHARGE

The property is factored by Charles White Ltd. An initial maintenance advance of approximately £2,000 which includes a concierge service is payable with the annual fee amounting to approximately £2,000 which includes; a concierge service, lift maintenance, stair cleaning and the upkeep of the garden grounds.

ENTRY

By Arrangement

VIEWING

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

PRICE

Fixed Price £320,000

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