



8/3 Dumbiedykes Road, Edinburgh, EH8 9UR

Light & Tastefully Presented, Two-Bedroom, Main Door, Maisonette Flat

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Property Description

Light and tastefully presented, two-bedroom, main door, first-floor maisonette flat, with a superb view of the Salisbury Crags and Arthur's Seat. Forming part of an established residential development, conveniently located in the Holyrood area of Edinburgh centre.

Comprises an entrance hall, living/dining, kitchen, two double bedrooms, and a bathroom.

Ready-to-move-in, ideally located for both students and professionals, an ideal starter home or buy-to-let, and adjacent to the vast open spaces of Holyrood Park. Highlights include a stylish fitted kitchen and modern bathroom, good storage provision, double glazing and gas central heating.

The development also features landscaped grounds, a secured entry system, and zoned residential parking.

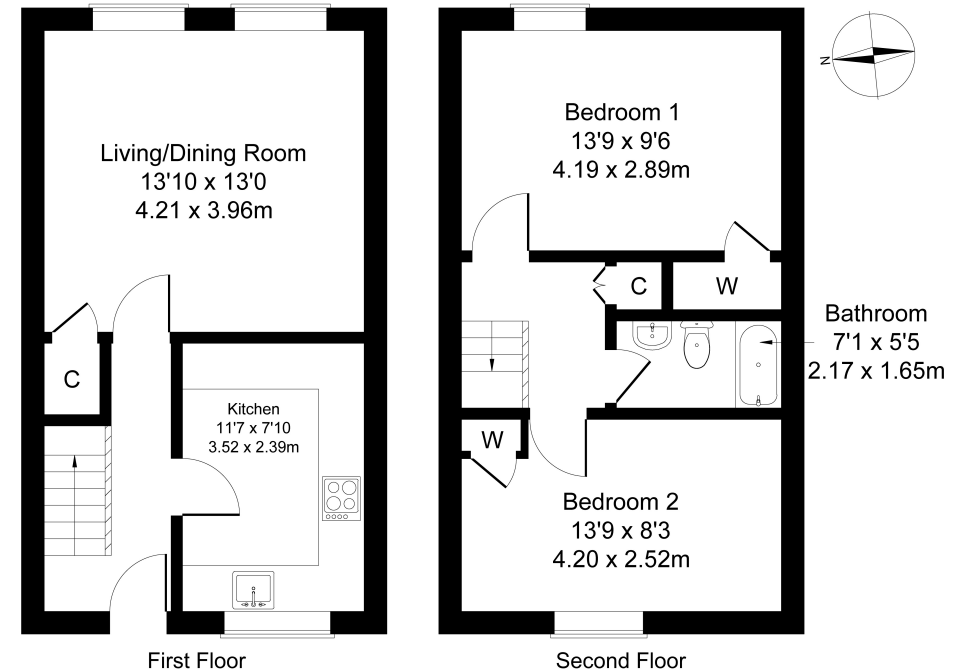
A welcoming entrance hallway provides access to the carpeted staircase leading to the upper floor, as well as to the main living spaces on the first level. To the rear, a bright and spacious living room enjoys a light, neutral décor, carpeting, a built-in storage cupboard, and twin windows that offer stunning views towards the iconic Salisbury Crags and Arthur's Seat. At the front of the property, the stylish kitchen is fitted with contemporary units, complemented by stone-effect worktops and matching splashbacks and a sink with a drainer. Appliances include an integrated electric hob, oven, fridge/freezer, and a freestanding washing machine.

Upstairs, two generously sized double bedrooms are positioned to opposite aspects of the property. Both rooms are well-presented, with light décor, carpeted flooring, and built-in wardrobe space. The modern bathroom completes the accommodation, fitted with a white three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (684 sq ft - 64 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Holyrood is a historically significant and centrally located area of Edinburgh, home to some of the city's most iconic landmarks, including the Scottish Parliament, the Palace of Holyroodhouse, and the Dynamic Earth science centre. Set against the backdrop of Holyrood Park and Arthur's Seat, the area offers dramatic scenery and ample green space, providing a peaceful retreat within walking distance of the city centre. The area enjoys close proximity to a wealth of cultural, historic and civic attractions, including Edinburgh Castle, St Giles' Cathedral, the

Grassmarket, and the Royal Mile. The Royal Mile itself is a vibrant thoroughfare filled with traditional pubs, cafés, restaurants, independent boutiques, and artisan shops. Excellent transport links are available via Waverley Station and St Andrew Square, with regular bus services operating from nearby Meadowbank. For motorists, the A1 and Edinburgh city bypass are also easily accessible.





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