



100/6, Holyrood Road, Edinburgh, EH8 8AJ

Light, Beautifully Presented & Well-Proportioned, One-Bedroom Flat

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Property Description

Light, beautifully presented and well-proportioned, this one-bedroom first-floor flat forms part of an established residential development in the sought-after Holyrood area of Edinburgh city centre. Ideally positioned for easy access to the historic Old Town and the open green spaces of Holyrood Park, the property offers a superb balance of city living and outdoor lifestyle.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a bedroom, and a shower room.

Highlights include a modern fitted kitchen, a stylish, fully tiled bathroom, and quality hardwood flooring throughout. With a bespoke contemporary layout, there is excellent storage provision, double glazing and gas central heating.

Further features include a large store/drying room accessed from the communal hall, landscaped grounds, a secure entry system, and zoned residential parking.

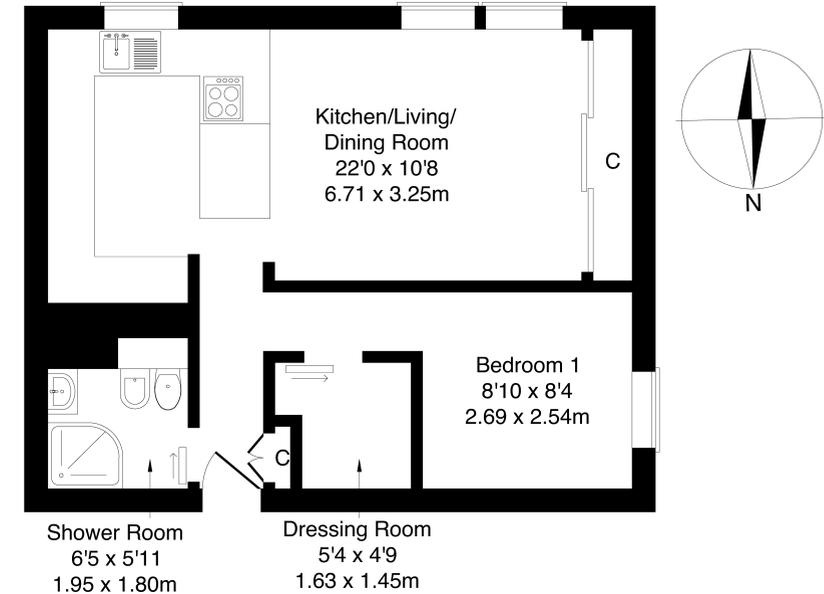
A welcoming entrance hall provides access throughout and leads to a bright, front-facing open-plan living, dining and kitchen area. Enjoying a sunny south-facing aspect, this spacious space is filled with natural light and features quality hardwood flooring that flows seamlessly throughout the home. There is ample room for both lounge and dining furniture, along with excellent storage, including a cleverly concealed open press. The modern kitchen area is well-appointed with contemporary units and worktops, a sink with spray-pull tap, an integrated electric hob, and generous space for freestanding appliances, as well as a wall-mounted TV point.

The bedroom benefits from a side-facing window and is further enhanced by a spacious walk-in dresser, offering excellent storage solutions. Completing the accommodation, the stylish shower room is fully tiled and fitted with a modern suite, including a large shower cubicle with rainfall shower, bidet, WC and wash hand basin.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



First Floor

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 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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