



GILSON GRAY

LAW • PROPERTY • FINANCE

31/4 VIEWCRAIG STREET

Holyrood, Edinburgh, EH8 9UJ



Situated in the Holyrood area of the city, with a scenic backdrop of Arthur's Seat and Salisbury Crags, this two-bedroom ground-floor flat is sure to appeal to a wealth of buyers, including first-time purchasers, small families, professionals, couples, downsizers, and rental investors alike. The flat offers an exciting blank canvas for the new owner to style to their own taste. As well as lying on the edge of Holyrood Park, the home is situated within enviable easy reach of a wealth of amenities, such as a selection of shops, schools, transport links across the city, fitness and leisure facilities, cafés, coffee shops, restaurants, and bars. A rental appraisal is available upon request.

Extras: Kitchen appliances comprising a cooker, fridge, washing machine, and microwave will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

FEATURES

- Ground-floor flat in the Holyrood area, next to Holyrood Park
- Blank canvas for the new owner to style to their own taste
- Ideally proportioned for a wealth of buyers
- Secure shared entrance and hallway
- Open-plan, south-facing kitchen and living room
- Two well-proportioned bedrooms (one with built-in storage)
- Bathroom with shower-over-bath
- Access to shared garden grounds
- Controlled on-street parking (Zone 7)







"A TWO-BEDROOM GROUND-FLOOR FLAT PROVIDING OPEN-PLAN LIVING AND WELL-PRESENTED INTERIORS THAT OFFER BUYERS A BLANK CANVAS"





EPC RATING:



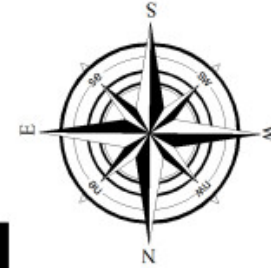
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

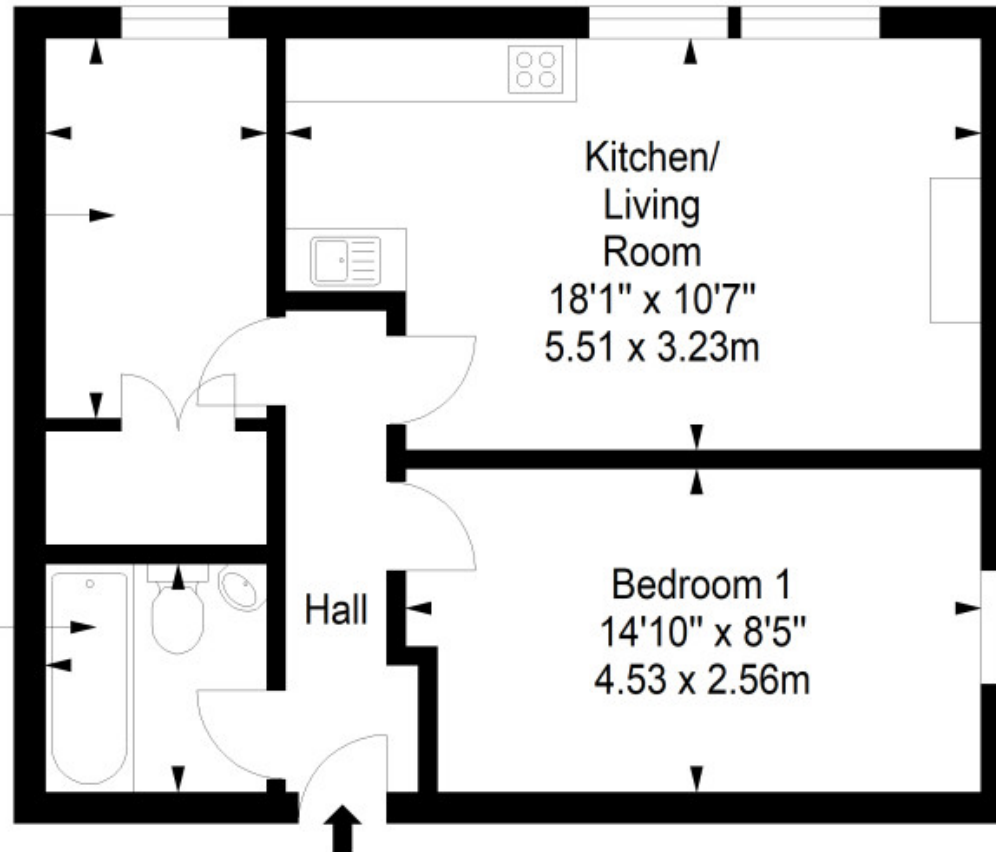
Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Bedroom 2
9'10" x 5'8"
2.99 x 1.72m

Bathroom
5'10" x 5'8"
1.79 x 1.73m



Total area: approx. 44.0 sq. metres (473.6 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



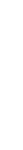
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.