



23/13 Viewcraig Street
Holyrood, EH8 9UJ

Deans 
Solicitors & Estate Agents LLP



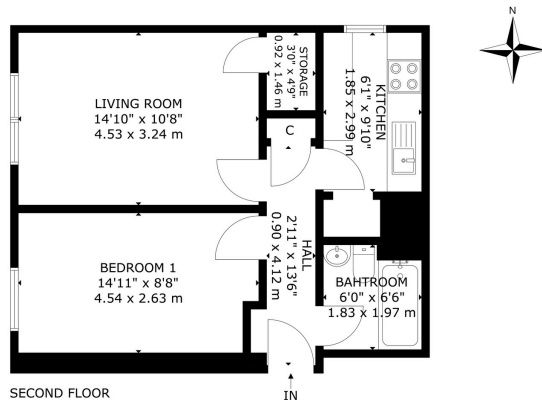
SECOND FLOOR FLAT

- Living Room
- Kitchen
- One Bedroom
- Bathroom
- On-Street Permit Parking
- Double Glazing & Electric Heating
- EPC Rating – D



This well-presented second-floor flat forms part of an established residential development conveniently situated in the sought-after Holyrood area of Edinburgh's city centre. The property benefits from close proximity to a wide range of local amenities, including cafés, shops, bars, and restaurants. You can also enjoy the beautiful outdoor spaces of nearby Holyrood Park, perfect for scenic walks and relaxation. The accommodation comprises; a welcoming hallway, spacious living room, bright separate kitchen, one good-sized double bedroom and a bathroom with shower over bath. Externally there is on-street permit parking available in the area. The property features double glazing and electric heating. Included in the sale are the fitted carpets, floor coverings and cooker. Appliances included in the sale are sold as seen with no warranty provided.





23/13, VIEWCRAIG STREET, EDINBURGH, EH8 9UJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 483 SQ FT / 45 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk