



61 Abbeyhill  
Holyrood, EH8 8DY

**Deans**   
Solicitors & Estate Agents LLP



## END TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms (One en-suite)
- Shower Room
- Communal Front Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D





This well-presented end-terraced house is located in the highly desirable Holyrood area of Edinburgh's Old Town, in the very heart of the city. Ideally positioned opposite Holyrood Park, the property enjoys stunning views of Arthur's Seat and is just minutes' walk from the Scottish Parliament, Dynamic Earth, the Royal Mile, and Edinburgh Castle. The area is also well regarded for its excellent local schools, making it a superb location for families. The home benefits from close proximity to local shops, cafés, and supermarkets, including Meadowbank Retail Park, as well as excellent transport links to the city centre and surrounding areas. The property is within easy walking distance of the city centre. The accommodation comprises: a welcoming entrance hallway, bright and spacious living room, separate stylish kitchen/dining room, three generously proportioned double bedrooms (one en-suite), and a shower room. Externally, there is a communal garden to the front and on-street permit parking is available in the area. Included in the sale are the fitted carpets and floor coverings, cooker, oven, fridge-freezer, and washing machine. All appliances included in the sale are sold as seen with no warranty provided.

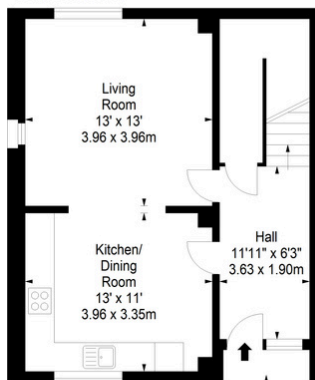




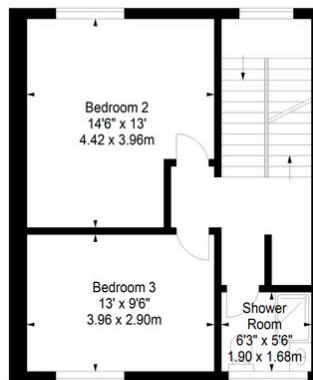
Abbeyhill,  
Edinburgh,  
Midlothian, EH8 8DY



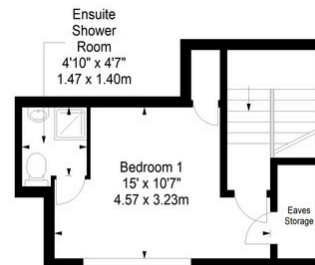
Approx. Gross Internal Area  
1192 Sq Ft - 110.74 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



Second Floor





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.

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