



29 Royal Park Terrace, Edinburgh, EH8 8JA

'1st floor flat forming part of a traditional Victorian built tenement with stunning outlook across Holyrood Park. The original layout has been re-configured to create 4 bedrooms and has a current HMO licence for 4. The property would also suit owner occupiers wishing to purchase a substantial property, within a sought after location, and make any amendments to suit own requirements.'

Hallway, lounge, fitted kitchen with built in appliances, utility cupboard, 4 bedrooms and bathroom with shower above bath. Gas central heating and double glazing. Secure entry phone system. Shared garden to rear.

Royal Park Terrace lies approximately 1.5 miles East of Princes Street and is therefore ideally placed for city centre living with a regular bus service available on nearby London Road. Within the immediate vicinity there is a plethora of amenities to meet every day needs including nurseries, schools, Meadowbank Retail park with a number of major retailers, Sainsburys and Meadowbank Sports Centre. A short distance away is the Omni Centre with multi-screen cinema complex and Nuffield Health club whilst the highly acclaimed St James Quarter has a wealth of leading retailers, bars and restaurants. Adjacent Holyrood Park provides 640 acres of dramatic parkland within the heart of the capital and is ideal for a wide range of outdoor pursuits including walking, running and cycling. It is also worth noting the close proximity to The Scottish Parliament, major tourist attractions and a number of the capital's University campuses.

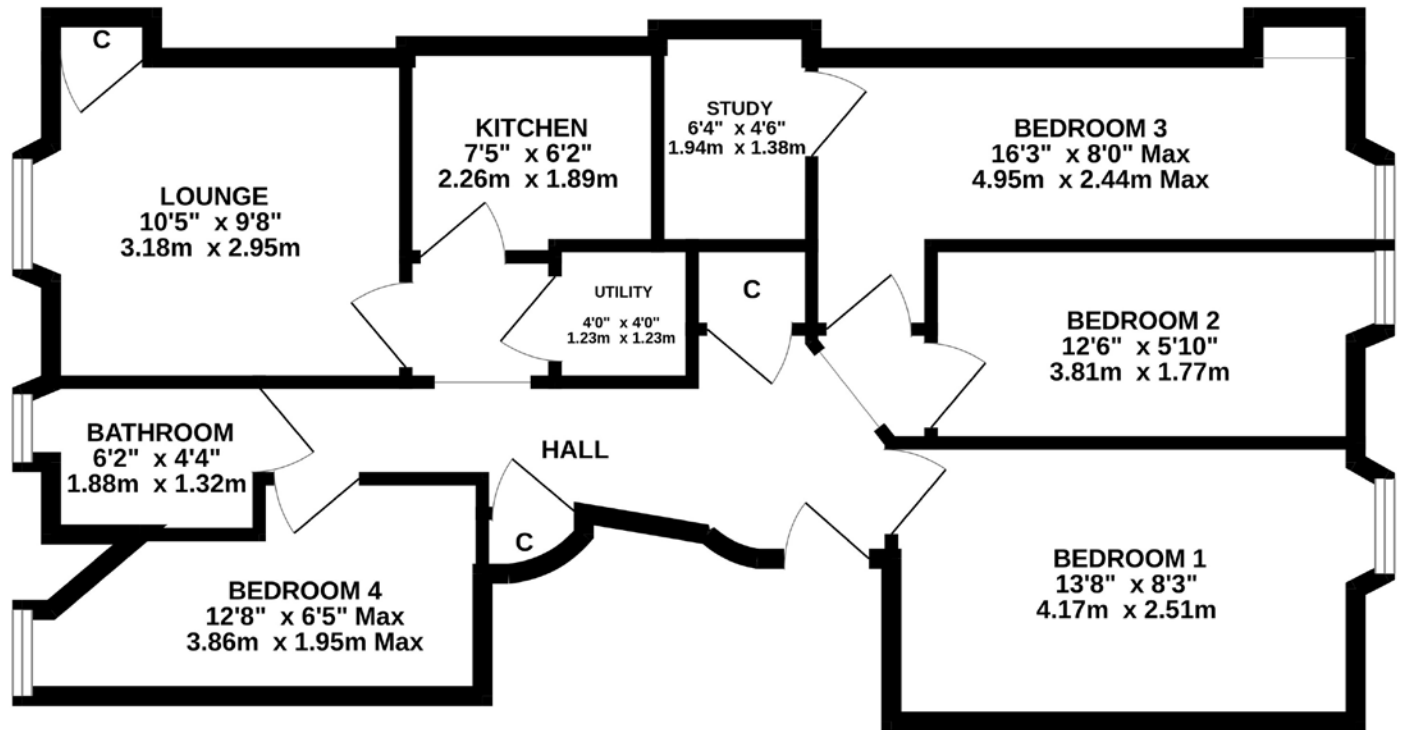
EPC RATING C







1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Tel: 0131-622 9222
 Fax: 0131 622 7922
 Johnson Legal
 22a Rutland Square
 Edinburgh, EH1 2BB

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
 All measurements are approximate and are not warranted.
 No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

espc Johnson Legal

