



Solicitors & Estate Agents









Offers Over  
**£225,000**

## 28/13 Dumbiedykes Road

Holyrood | Edinburgh | EH8 9UU

Located close to Edinburgh's City Centre within walking distance of the university campuses, this luxurious duplex apartment offers a unique blend of peace and convenience, with stunning views of Holyrood Park and Salisbury Crags. It has been comprehensively modernised to provide attractive move-in-ready accommodation.

-  3 Bedrooms
-  3 Bathrooms
-  Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – B



## Description

Located on the 3rd and 4th floors, the immaculate accommodation has superb quality fixtures and fittings throughout and briefly comprises: entrance hallway, contemporary fitted kitchen with breakfasting bar, integrated oven, induction hob with cooker hood, a Samsung fridge-freezer, and LG washing machine also included, double bedroom one with twin windows, 3D feature wall and lighting and luxurious en-suite shower room with white suite and spa shower, built-in storage under the stairs. Stairs from the hallway lead to the top floor, which has double bedroom to the rear with stunning views, 3D feature wall, lighting, and en-suite shower room with dual head shower, third double bedroom to the front with built-in shelving, 3D feature wall and lighting, and family bathroom with modern white suite, L-shaped shaped bath, and attractive marble-effect ceramic tiling. A hatch from the landing gives access via Ramsay ladder to a fully insulated loft space which also houses the combi boiler. Benefits on offer include full modern UPVC double-glazed windows and door, gas central heating with designer radiators in every room, smart Nest thermostatic controls, underfloor heating to all three bathrooms, mesh Wi-Fi throughout, and smart electric and gas meters.



## Extras

All fitted floor coverings, curtains, the aforementioned kitchen appliances, a Samsung microwave oven, and Dyson cordless vacuum are to be included in the sale. The furniture is available by separate negotiation, offering a home in true turn-key condition.

## Gardens & Parking

Landscaped garden grounds surround the property, and zoned permit holder parking is available on the street.

## Viewing

By appointment through Neilsons 0131 625 2222.







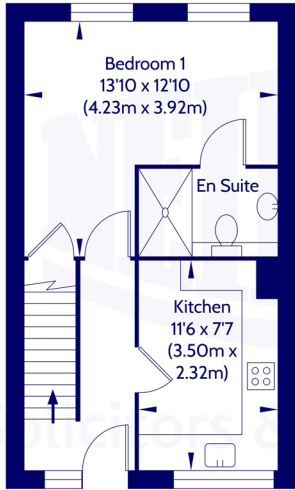
## Location

Perfectly positioned between the wide green spaces of Holyrood Park and the city centre, the Holyrood area offers a cosmopolitan lifestyle with excellent shops, services, cafes, bars and restaurants all within easy walking distance. The property is ideally placed for The University of Edinburgh, to the Moray House campus, close to the Pleasance gym and recreation space, and George Square. Additionally, the Scottish Parliament, the Palace of Holyrood house, and the world-famous Royal Mile are all a short walk away. Excellent public transport provides swift access in and around the city with Waverly Train Station also close at hand. Holyrood Park and Arthur's Seat offer the perfect escape from the bustle of the city, and further recreational facilities in the area include the Royal Commonwealth Pool and Gym. Edinburgh is home to a world-class scene of galleries, theatres, and museums, many within a short walk of this property.

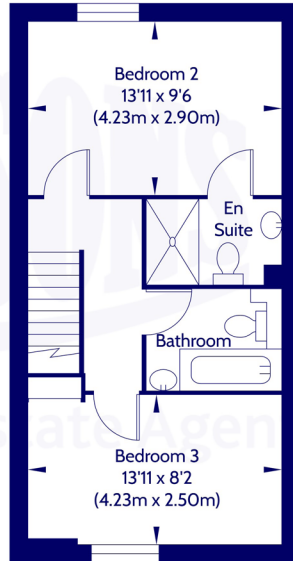




Approx. Gross Internal Floor Area 68.43 Sq M / 736 Sq Ft.



Third Floor



Fourth Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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