



# Holyrood, Edinburgh

9/15 ST LEONARD'S CRAG, EDINBURGH, EH8 9SP

9/15 St Leonard's Crag is situated on the edge of Holyrood Park and boasts magnificent views of Salisbury Crag. The property is an attractive one bed roomed apartment set over three levels within a beautiful B Listed building close to the historic Old Town of Edinburgh. The property benefits from residents parking.

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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.

## Description

The property is situated in the impressively converted, B listed, former James Clark School building. Set within landscaped communal grounds with residents parking it offers attractive accommodation over three levels with stunning views from most rooms. This property will be popular with city dwellers and students alike due to the superb amenities on offer, the convenience of access to Edinburgh's business sector, and the central universities. The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are also all easily accessible.

- The property is entered from the first floor into a hallway giving access to a dual aspect double bedroom with a fitted wardrobe and a shower room with a heated towel rail and excellent storage.
- The second floor houses a modern fitted kitchen and a lovely dual aspect lounge with an abundance of natural light. A beautiful spiral staircase leads to a mezzanine level.
- The mezzanine level, ideal as a study or occasional bedroom has a velux window and a traditional round window to enjoy the magnificent view of Salisbury Crags. There is also access to a useful, large storage cupboard.
- Electric heating has been installed.
- The property benefits from residents parking and beautiful landscaped grounds.
- Early viewing is highly recommended to fully appreciate the accommodation on offer and the wonderful views from within.

## Location

9/15 St Leonard's Crag is perfectly situated to experience an excellent range of shopping, culture, history, entertainment and recreation options. Shopping in the area is plentiful being mainly small specialist shops or express versions of popular supermarkets. Cameron Toll is a short commute and houses a large branch of Sainsburys as well as other high street stores. Fort Kinraid Retail Park is a short drive and houses over 70 high street retailers including Next and M&S. There are numerous University buildings in the area. The Pleasance, home to the University sports club, is a short walk away. Its famous cobbled courtyard is a hive of activity every August as part of Edinburgh Festival Fringe. Edinburgh Old Town is within easy walking distance and contains many museums, theatres, bars, restaurants and places of historical interest. The New Town is also easily accessible, and the new St James Quarter shopping and entertainment complex is worth a visit. On the doorstep the Royal Commonwealth pool and gym is within walking distance, as are the beautiful walks and cycles round Holyrood Park and Arthur's Seat (one of the city's famous landmarks). It is no surprise that the location is popular with those who like living in the city but want easy access to open green spaces. Golfing is available at both public and private courses. Education is available at all levels. There are regular bus services close to the property and the Bus Station servicing beyond the city is a short distance away as is Waverly train station. Edinburgh International Airport is reached by the new Tram network from Princes Street. By road the City Bypass leading to Scotland's motorway networks is a short drive away.

## Extras

The microwave, dish washer, washing machine, fridge, freezer, hob, oven and hood are all included in the sale.

Council Tax: Band B

