



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

5/6 Holyrood Court, Dumbiedykes Road

Old Town, Edinburgh EH8 8AW



# 5/6 Holyrood Court

Nestled in a prime location, bordering Edinburgh's iconic Old Town and the sprawling beauty of Holyrood Park, this exceptional property offers an unparalleled living experience right next to the majestic Salisbury Crags. Enjoy generously proportioned rooms, ample storage, and a coveted covered, west-facing balcony that presents breathtaking, uninterrupted views of the dramatic crags.

Accessed via a secure entry system with convenient lift and stair access to the fifth floor, this residence exudes both security and tranquility. Step inside and be welcomed by a large entrance hall, complete with three storage cupboards, leading into a spacious, west-facing lounge/diner. This bright and airy room boasts a trio of windows that perfectly frame the stunning, open vista of the crags. A patio door seamlessly connects the indoors with the outdoors, leading to the desirable west-facing balcony – the perfect spot for relaxation and al fresco dining. The well-sized kitchen, conveniently located off the lounge, features fitted cabinets, a breakfast bar for casual meals, and two small pantries for ample storage. A door leads into an inner hall that provides access to the bedrooms and bathroom. Discover two generously sized double bedrooms, including a main bedroom boasting a wealth of built-in cupboards, offering a haven of comfort and practicality.

## Property Summary

- Prime location, in Edinburgh's historic Old Town, next to Holyrood Park
- Fifth floor flat
- West-facing lounge/diner with covered balcony & views of Salisbury Crags
- Fitted kitchen with two pantries
- Two generous double bedrooms
- Three-piece bathroom
- Electric storage heating & double glazing
- Communal laundrette in basement
- Permit parking - Zone 7
- EPC Rating - D | Council Tax Band - A











Prime location  
next to  
Salisbury Craggs  
in the historic  
'Old Town'





VIEW FROM BALCONY



## Location

Holyrood lies in the heart of the historic Old Town - a designated UNESCO World Heritage Site - blending period charm with all of the benefits of city centre living. An enviable location, bordering the tranquility of Holyrood Park, offering majestic views of Salisbury Crags and Arthurs Seat, while a stones throw from Holyrood Palace and the modern Scottish Parliament. Princes Street, the historic Royal Mile and George Street are within easy walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for all the main university campuses and Edinburgh's central business district. There are many famous and historical places of interest including galleries, museums, theatres, along with being the major hub of Edinburgh's International & Fringe Festivals in August. A wide selection of bus services are available giving access to most areas of the city. For commuters, the tram network and Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

Extras: fitted floors, light fittings, and all kitchen appliances, to be included in the sale.



Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

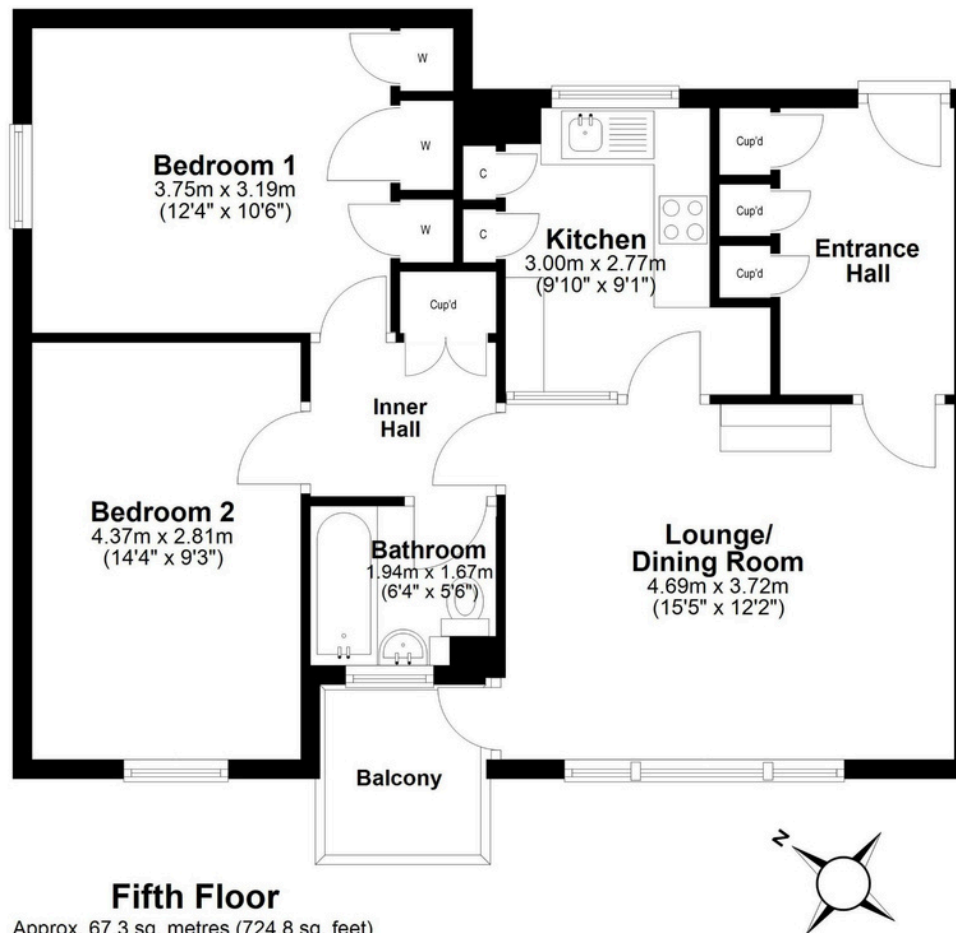


CHARTERED FIRM

Zoopa.co.uk rightmove onTheMarket.com

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Fifth Floor**

Approx. 67.3 sq. metres (724.8 sq. feet)