



Flat 10, 65 Holyrood Road

Edinburgh

EH8 8AU

iERO
SALES & LETTINGS

Flat 10, 65 Holyrood Road

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Property Features

71.9m²
Central Location
Newly Redecorated
Spacious Accommodation
Private Parking
Superb Views

The property has been re-carpeted and decorated throughout and comprises; welcoming hallway with large walk in storage cupboard, bright and spacious living room with stunning views over the iconic Salisbury Crags, breakfasting kitchen with base and wall mounted units, contrasting worktops with breakfast bar and a range appliances, including a gas hob, oven, dishwasher, washing machine/ tumble dryer and fridge freezer, two generously proportioned double bedrooms which benefit from fitted wardrobes (the principal bedroom with en-suite shower room), the main bathroom with shower over bath, WC, wash hand basin and chrome heated towel rail completes the accommodation. The property also benefits from, double glazing, gas central heating, secure entry system and a secure allocated parking space in the rear car park with additional zoned and pay and display parking in the surrounding area.

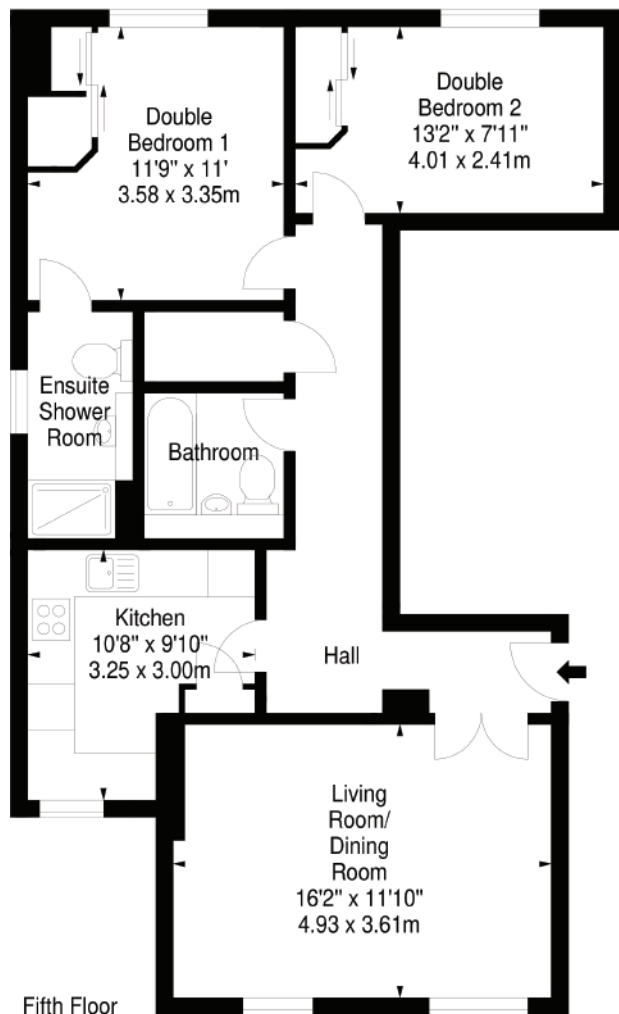




Holyrood Road,
Edinburgh,
Midlothian, EH8 8AU



Approx. Gross Internal Area
774 Sq Ft - 71.90 Sq M
For identification only. Not to scale.
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Situated at the foot of Edinburgh's historic Royal Mile, Holyrood is a highly sought-after location offering a unique blend of heritage, natural beauty, and modern convenience. Home to the Palace of Holyroodhouse and the Scottish Parliament, the area is framed by the stunning landscapes of Holyrood Park and Arthur's Seat—ideal for outdoor enthusiasts. Residents benefit from excellent transport links, with Waverley Station just a 10-minute walk away, providing easy access to national rail services, while numerous bus routes connect the area to the rest of the city. With Edinburgh's vibrant city centre on the doorstep, Holyrood combines peaceful surroundings with unparalleled accessibility, making it an ideal place to live for professionals, families, and investors alike.

Extras

All fitted floor coverings, light fittings and white goods are included in the sale price (the seller will not warrant their working order).



Notes

Notes 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 receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.