



34/7 Dumbiedykes Road
HOLYROOD | EDINBURGH | EH8 9UU



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Set in the heart of Holyrood, moments from Holyrood Park, Parliament, a myriad of university buildings and excellent amenities is this spacious duplex apartment. Boasting panoramic views over Arthur's Seat, gas central heating permit parking an manicured communal grounds this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample storage, a bright twin windowed lounge, a large fitted kitchen and downstairs is completed by a useful W/C. Following upstairs there are five double bedrooms and the flat is completed by a main bathroom with shower over bath.

- Duplex apartment in the heart of Holyrood with views of Arthur's Seat
- Moments from Holyrood Park, Parliament, university buildings and excellent amenities
- Welcoming hallway with storage
- Bright twin windowed lounge
- Large fitted kitchen
- Five double bedrooms
- Main bathroom and a W/C

EPC C, Council tax C. No factor.

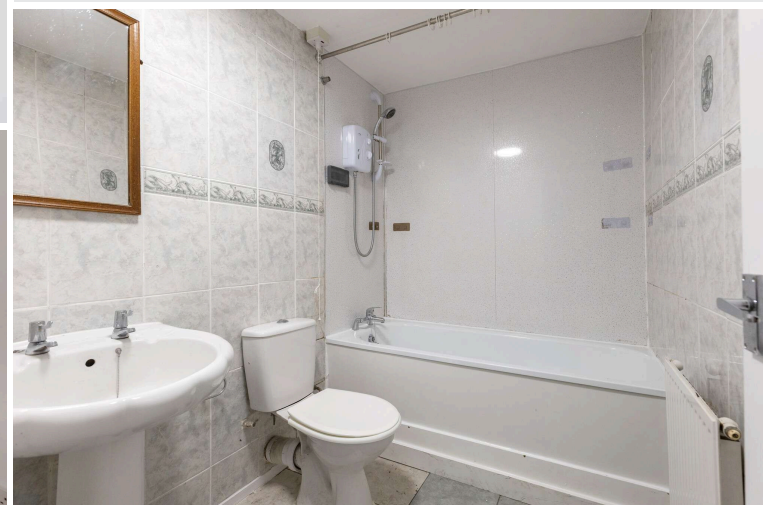
Property can be sold as seen with all items included in the sale.

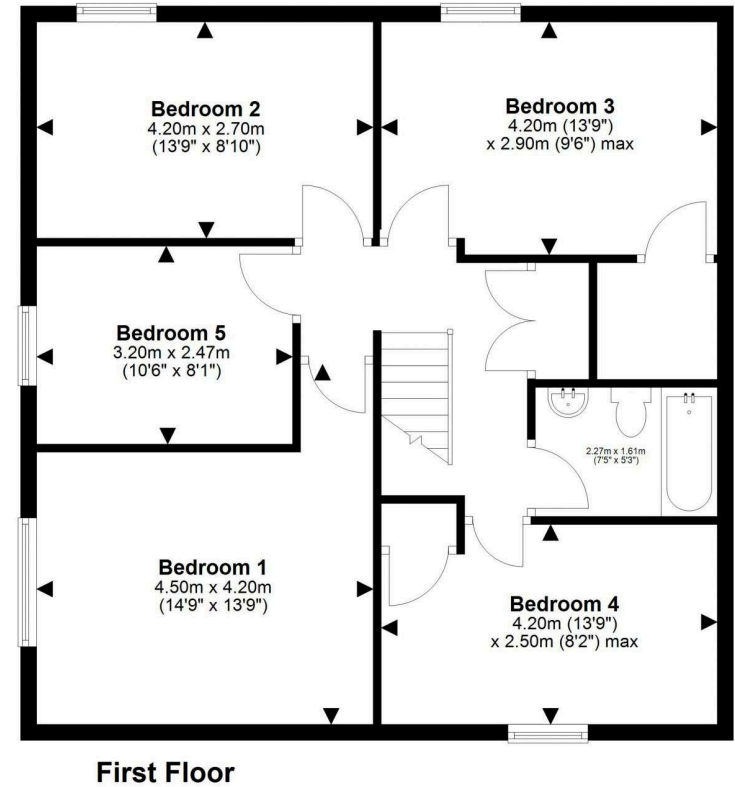
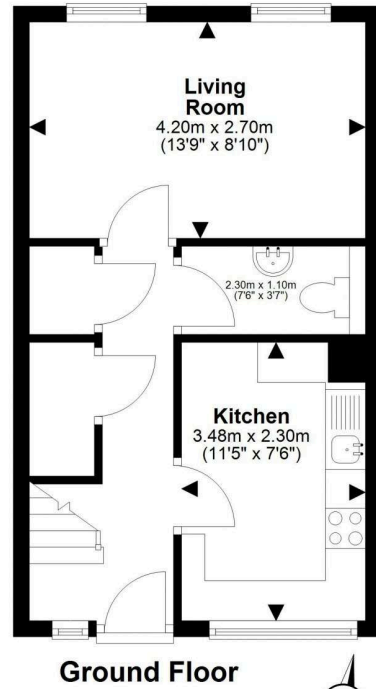


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Holyrood district is justifiably one of Edinburgh's most highly sought after residential areas, incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor attraction and the offices of the BBC. There is an extensive choice of shopping outlets in the vicinity, whilst recreational facilities are amongst the best the city has to offer. The exciting New Waverley Development located off New Street in the neighbouring Old Town is home to a range of fashionable shops and eateries. Schooling is well represented from nursery to senior level, both in the public and private sector. There are also a number of university buildings on hand. An efficient public transport network operates to most parts of the town and Waverley Station is only a short drive away





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.