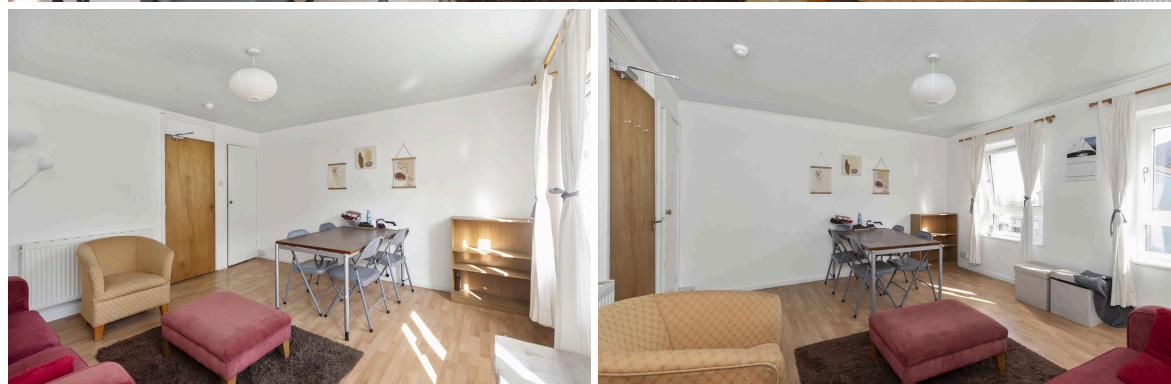




43/6 Viewcraig Gardens
HOLYROOD | EDINBURGH | EH8 9UN


warners
solicitors & estate agents



43/6 Viewcraig Gardens

HOLYROOD | EDINBURGH | EH8 9UN

Well-presented maisonette apartment with two bedrooms and fantastic views to Arthur's Seat, situated just a stone's throw from the green expanse of Holyrood Park and many of the City Centre attractions. This bright and spacious flat offers well-planned and flexible accommodation over two levels, in great decorative order and with excellent storage throughout. The spacious living/dining room is a particularly appealing room with an excellent outlook, with views to Arthur's Seat and Holyrood Park and has attractive twin windows and a dining area. Both bedrooms are well proportioned with the master also having views of Arthur's Seat and built in storage. The property also benefits from a contemporary fitted kitchen with gas hob, oven, washing machine and fridge and completing the accommodation a bathroom with shower over the bath. There is also, gas central heating, double glazing, a bike store and secure entry.

- Welcoming hall
- Large living room with a view to Arthurs Seat
- Separate contemporary kitchen
- Two well-proportioned bedrooms
- Bathroom
- Gas central heating and double glazing
- Permit parking
- Communal grounds

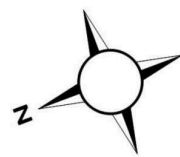
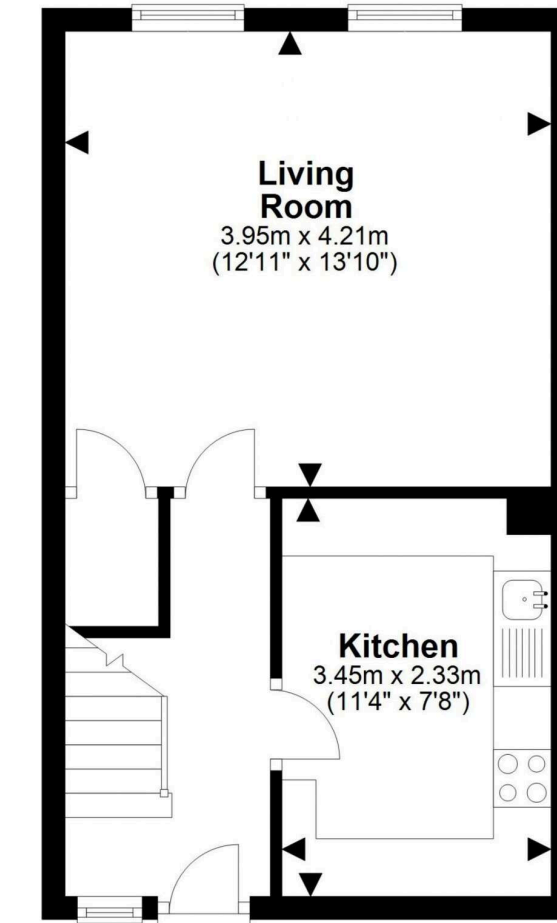
All contents will be included in the sale. EPC Rating D. Council tax Band B.

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

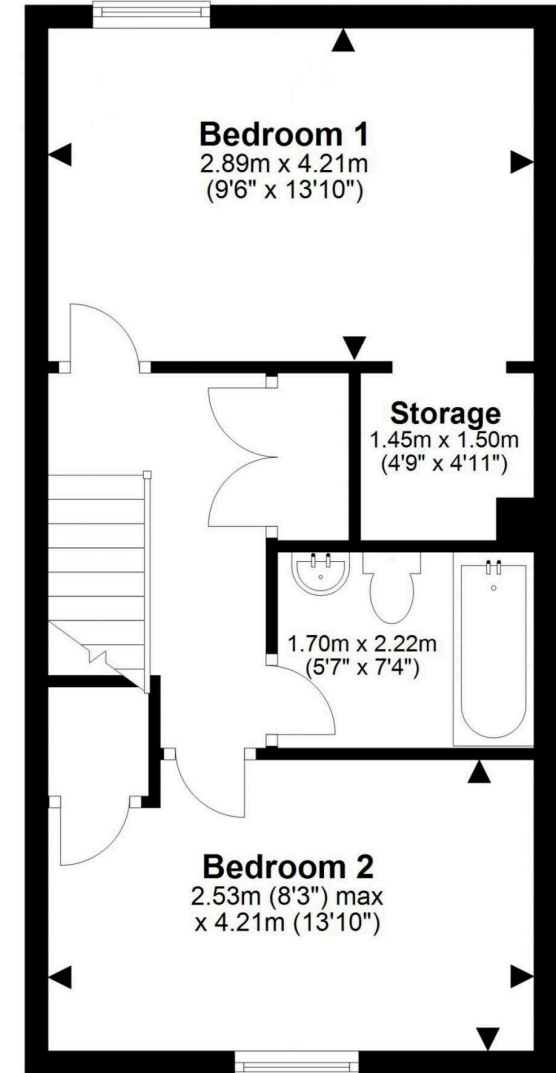


The Holyrood district is justifiably one of Edinburgh's most highly sought after residential areas, incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor attraction and the offices of the BBC. There is an extensive choice of shopping outlets in the vicinity, whilst 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.





Ground Floor



First Floor

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.