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4/12 OLD TOLBOOTH WYND

HOLYROOD, EDINBURGH, EH8 8EQ

 2 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Welcome to 4/12 Old Tolbooth Wynd, an exceptional penthouse apartment set within Edinburgh's historic Old Town – a truly rare opportunity to enjoy contemporary living amid the city's most iconic surroundings.

The home unfolds over two impressive levels, designed to maximise light, space and the breathtaking views. The true standout feature is the spectacular outlook across the city, taking in Calton Hill and Arthur's Seat in all their glory. Large windows in the sitting room frame these magnificent views, creating a living space that feels both uplifting and serene.

Off the sitting room lies a sleek, modern kitchen, thoughtfully designed with ample storage and workspace. From the sitting room, a staircase leads to the mezzanine level, perfect for an office space, where the private balcony offers an elevated vantage point to fully appreciate the stunning views of Edinburgh's skyline and surrounding landmarks.

KEY FEATURES



Exceptional penthouse apartment over two levels.



Private balcony overlooking Arthur's Seat and Calton Hill.



Within a short walk to St James Quarter and Holyrood Park.



EPC Rating - B



Two double bedrooms, both with an en-suite and study area.



Two allocated parking spaces within a secure covered carpark.



Transport links nearby including Waverley Station and a tram stop.



Council Tax Band - F



The accommodation comprises two generous double bedrooms, each with its own en-suite, ensuring both comfort and privacy. In addition, the property boasts vast storage space - an exceptional bonus in this part of the city - offering enormous potential for conversion into additional living accommodation such as bedroom with ensuite, home office, gym, or studio subject to Planning Permission.

With two allocated parking spaces in a secure car park, breathtaking views, a stylish modern interior and remarkable scope for expansion, this penthouse represents a rare chance to create your own bespoke sanctuary in one of Edinburgh's most sought-after addresses.





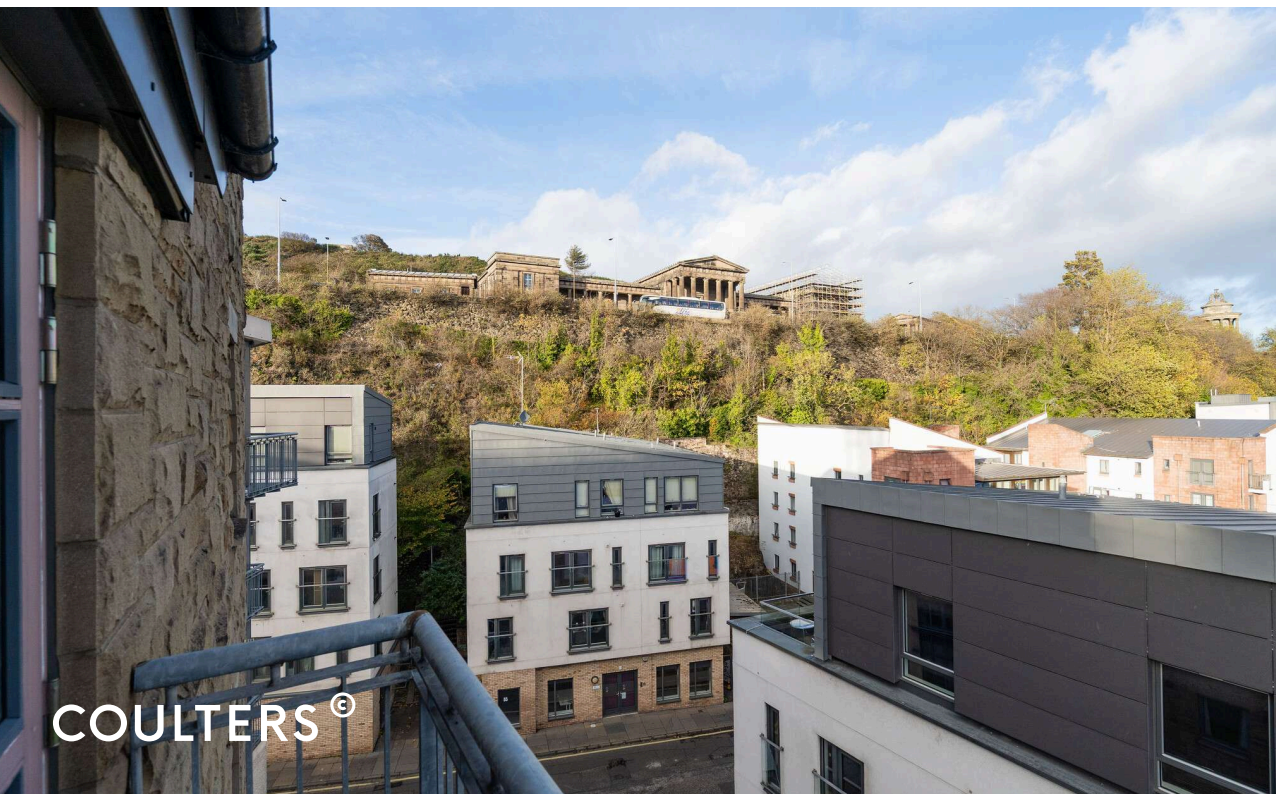
THE LOCAL AREA

Holyrood Road occupies a highly sought after location in Edinburgh's iconic Old Town, which is both a Conservation Area and a UNESCO World Heritage Site. The property itself neighbours multiple historical and cultural places of interest, including The Palace of Holyroodhouse, the Scottish Parliament and Dynamic Earth. Lovely walks can be taken around Holyrood Park and up to Arthurs Seat, whilst leisure facilities are available at the Royal Commonwealth Pool. Princes Street and the picturesque Royal Mile are easily accessible, meaning you are moments away from an excellent range of shops, cafes and restaurants as well as being close to other major attractions including Edinburgh Castle and the new St.James Quarter which offers a fantastic choice of retail and entertainment options. The property is also well-located for the University of Edinburgh and Edinburgh College of Art. Transport links are superb with Waverley Station and the Edinburgh bus and tram network within walking distance.

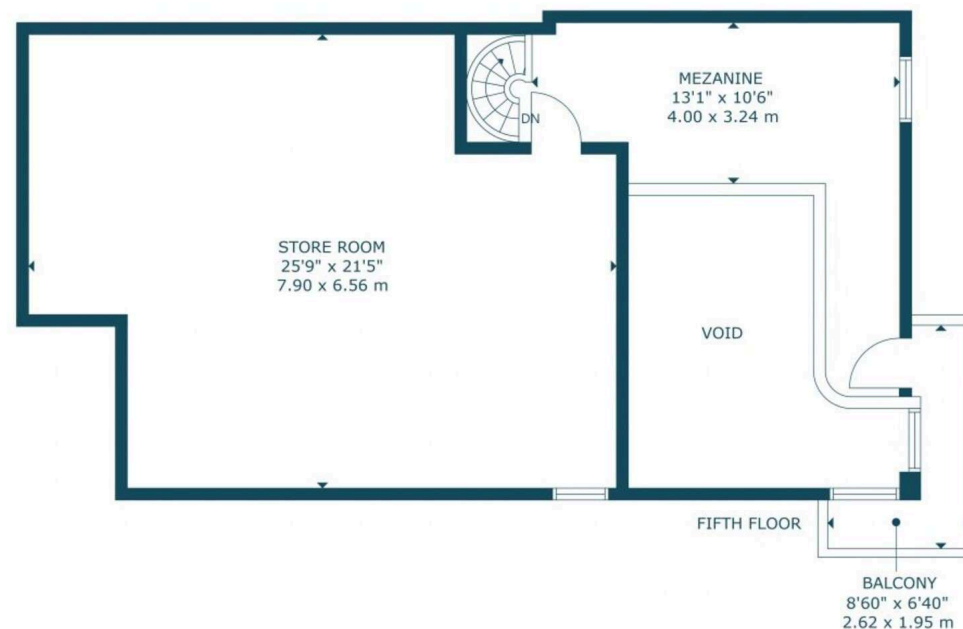
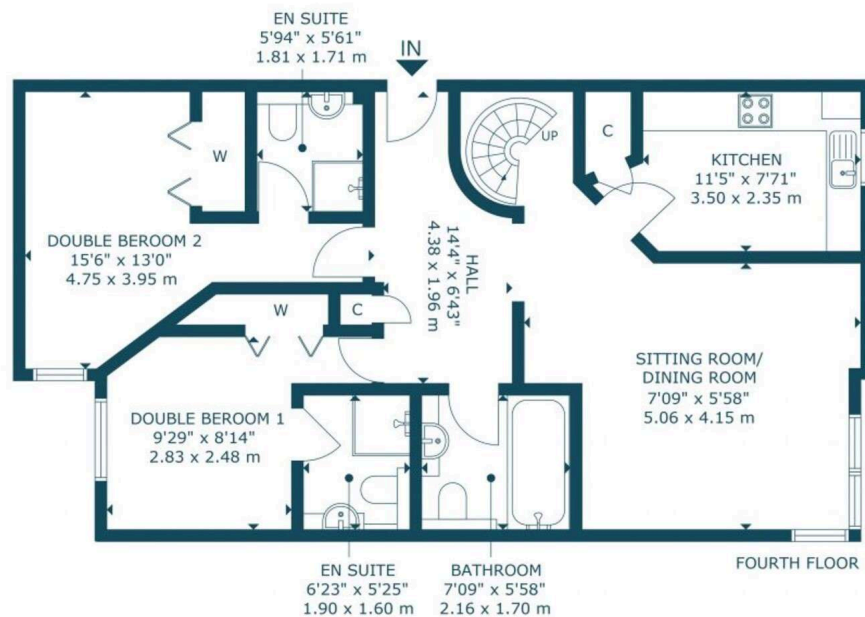
EXTRAS

All curtains, light fittings, fitted flooring and appliances are included in the sale.

The development is factored by James Gibb and an approximate cost of £160 per month.







4/12 OLD TOLBOOTH WYND, HOLYROOD, EDINBURGH, EH8 8EQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 969 SQ FT / 90 SQ M
BALCONY 32 SQ FT / 3 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.