



6/11 Lochview Court, Dumbiedykes Road
HOLYROOD | EDINBURGH | EH8 8AR


warners
solicitors & estate agents



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Boasting scenic views over Calton Hill, lift access and ample resident's parking this sixth floor apartment which is now in need of modernisation has the potential to make an ideal buy moments from Holyrood Park, the Parliament and a myriad of university buildings.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright twin windowed lounge leading to a large kitchen with plenty of storage, a well-proportioned double bedroom and the property is completed by a shower room.

- Heart of the city centre moments from Arthur's Seat, Scottish parliament and the Royal Mile
- Sixth floor apartment with picturesque views
- Lift access and ample resident's parking
- Welcoming hallway with good storage
- Twin windowed lounge
- Fitted kitchen
- Large double bedroom
- Shower room

Council Tax: A , Energy Rating: D

Edinburgh Council manage factor, approx. £504.50 per year.

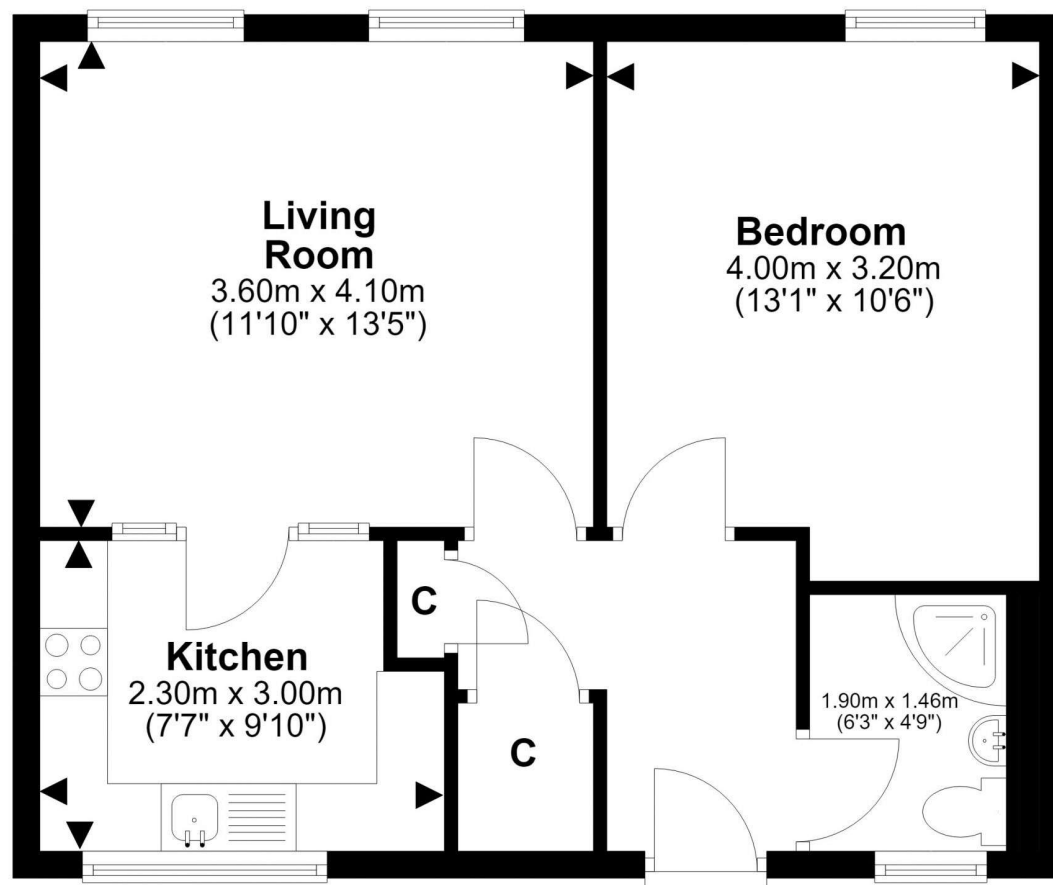
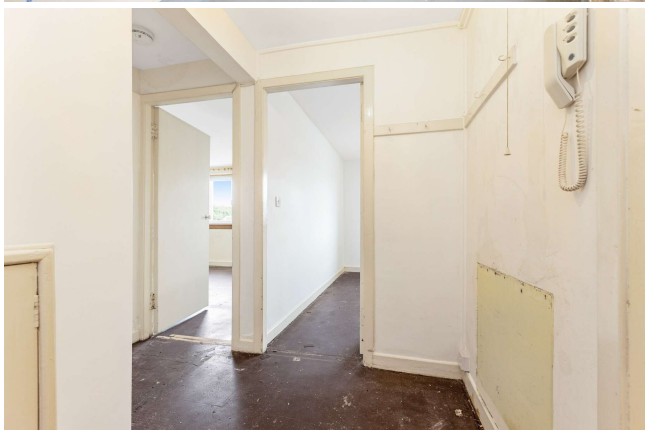
Extras: Fixtures and fittings, oven, hob, and washer/dryer

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 or walk 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.