



43/8 Viewcraig Gardens
Holyrood, EH8 9UW

Deans 
Solicitors & Estate Agents LLP



MAISONETTE

- Living Room
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Communal Rear Garden
- Secure Entry System
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



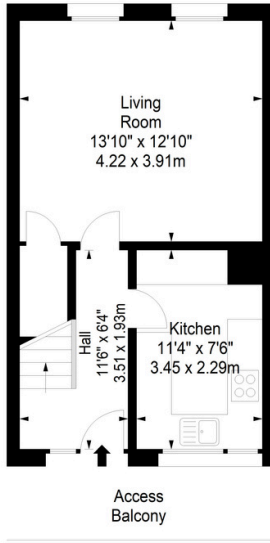
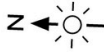
Set in the highly sought-after Holyrood area, this well-presented first-floor maisonette is accessed via an external balcony walkway and offers spectacular views of Salisbury Crags. Within walking distance of the city centre and the royal mile, the property also benefits from excellent transport links, with Waverley Station nearby providing convenient connections to destinations both north and south. The accommodation comprises a welcoming entrance hall, spacious living room, separate breakfasting kitchen, two generously proportioned double bedrooms, and a bathroom fitted with a shower over the bath. Outside, residents can enjoy a well-maintained communal garden to the rear, while on-street permit parking is available. The property features a secure entry system, double glazing and gas central heating. All appliances included in the sale are sold as seen with no warranty provided.



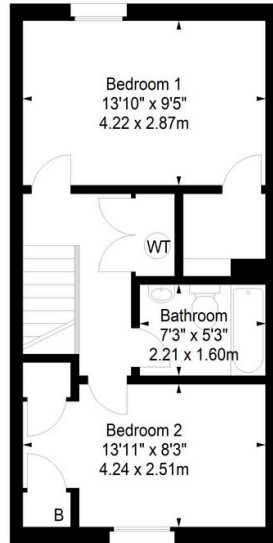
**Viewcraig Gardens,
Edinburgh,
Midlothian, EH8 9UW**



Approx. Gross Internal Area
756 Sq Ft - 70.23 Sq M
For identification only. Not to scale.
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First Floor



Second Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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