



102/8 Holyrood Road
Holyrood, Edinburgh, EH8 8AJ

CALL US ON 0131 447 4747

102/8 Holyrood Road, Holyrood, Edinburgh, EH8 8AJ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shares secured entry.
- Reception hall with storage.
- Good sized living room/dining room with storage.
- Kitchen with appliances.
- Generously proportioned double bedroom.
- Bathroom with shower attachment.
- Gas central heating.
- Double Glazing.
- Communal drying area.
- Communal garden areas.
- Permit & metered parking.
- Partial views to The Scottish Parliament.
- Previous Airbnb rental.
- Great investment property.



GENERAL DESCRIPTION

A second floor flat part of an established development in the vibrant and popular Holyrood district, within walking distance of Edinburgh City Centre, many local attractions and an excellent range of amenities. The property would be an ideal purchase for a first time buyer or perhaps letting properties.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

A.

APPROXIMATELY 500 METRES TO WAVERLEY EDINBURGH TRAIN STATION.

APPROXIMATELY 9.8 MILES TO EDINBURGH AIRPORT

WITHIN 100 METRES.

LOCATION

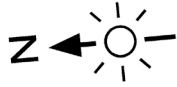
Holyrood lies in the heart of the historic Old Town, a designated UNESCO World Heritage Site, blending period charm with all of the benefits of city centre living. An enviable location, bordering the tranquility of Holyrood Park, offering majestic views of Salisbury Crags and Arthurs Seat, while a stones throw from Holyrood Palace and the modern Scottish Parliament. Princes Street, the historic Royal Mile and George Street are within easy walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for all the main university campuses and Edinburgh's central business district. There are many famous and historical places of interest including galleries, museums, theatres, along with being the major hub of Edinburgh's International & Fringe Festivals in August. A wide selection of bus services are available giving access to most areas of the city. For commuters, the tram network and Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

EXTRAS:

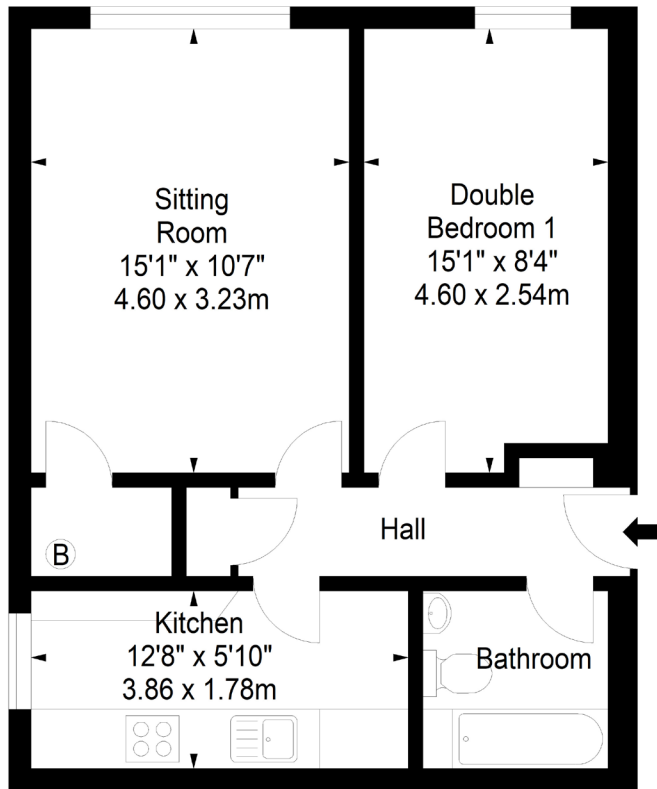
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE AND FRIDGE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Holyrood Road,
Edinburgh,
Midlothian, EH8 8AJ



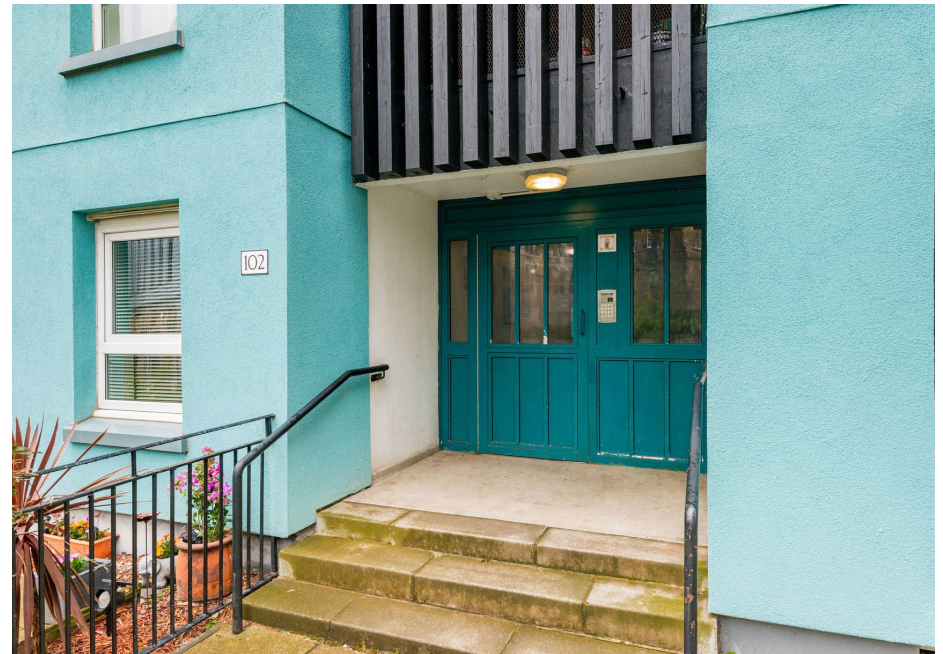
Approx. Gross Internal Area
490 Sq Ft - 45.52 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C



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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.