



Offers Over
£270,000

7/4 Gentle's Entry

Holyrood | Edinburgh | EH8 8PD

Generously proportioned, this two-bedroom second floor flat forms part of a smart modern development, ideally situated in Edinburgh's historic Old Town at the foot of Holyrood Road. With the Scottish Parliament and the iconic Arthur's Seat just moments away, the property enjoys an excellent central location and is sure to appeal to professionals, investors, and a wide range of purchasers.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Secure allocated parking
-  EPC Band - C
-  Council Tax Band - F



Description

The accommodation opens with an inviting entrance hallway, offering handy storage provisions. The lounge/diner is bright and airy, featuring a double Juliet balcony which frames fantastic views towards Arthur's Seat – creating a truly impressive focal point. The kitchen is well-equipped with a range of integrated and freestanding white goods, complemented by partial tiling in splash areas and a good selection of cupboard and worktop space. The principal bedroom is a comfortable double, benefitting from large integrated mirrored wardrobes and ample space for additional freestanding furniture. The en-suite is partially tiled and fitted with a double shower cubicle. The second bedroom is another well-proportioned double, also featuring integrated mirrored wardrobes. The main bathroom is partially tiled and fitted with a shower over the bath.

Further benefits include a secure door entry system, passenger lift, gas central heating, and double glazing throughout.

Factor fees are payable of approximately £350 per quarter.



Gardens & Parking

The property boasts an allocated parking space within the secure development parking lot. Permit/metered parking can also be found on-street to accommodate further residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and microwave, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Gentle's Entry lies in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offers all the benefits of city centre living. Within close proximity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars. A number of major tourist attractions including Edinburgh Castle, Holyrood Park and Arthur's Seat, Palace of Holyroodhouse, Scottish Parliament, Dynamic Earth, and the summit of Calton Hill are all close by. Regular bus services run outside the property for the city centre and beyond. Edinburgh Waverley Station and the tram system are both a short walk away for access across Edinburgh and to Edinburgh International Airport. The City Bypass is also readily accessible for access to the Scottish motorway network.





Approx. Gross Internal Floor Area 67 Sq M / 718 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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