



45/11 Viewcraig Gardens  
HOLYROOD | EDINBURGH | EH8 9UW

**warners**  
solicitors & estate agents



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Set on a quiet street in the heart of Holyrood, moments from Arthur's Seat, the Royal Mile and the Scottish Parliament Warners are delighted to offer this spacious one-bedroom apartment. In need of a little modernisation, this property has the potential to make an ideal home or buy to let in a highly sought-after location.

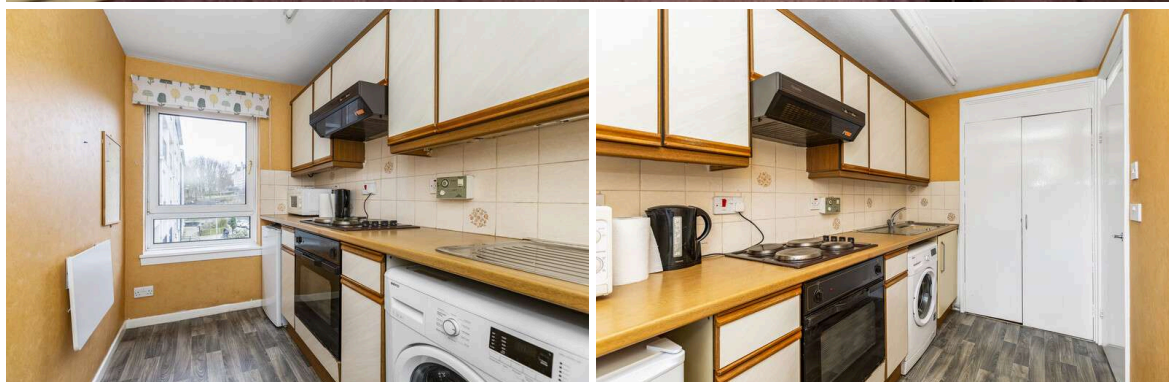
The accommodation comprises a welcoming entrance hallway, bright lounge with stunning uninterrupted views over Arthur's Seat, separate kitchen, shower room and a well-proportioned double bedroom with built in wardrobe. Further benefits include well-maintained communal grounds, ample storage, double glazing and ample storage space.

- Quiet development in the heart of Holyrood
- Close to Arthurs' Seat and the Royal Mile
- Bright lounge with uninterrupted views over Arthur's Seat
- Separate kitchen
- Double bedroom with built in wardrobe
- Double glazing

EPC C

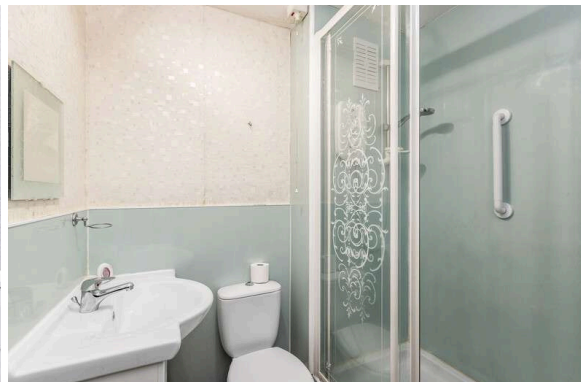
All items, excluding the fridge and the television are included in the sale.

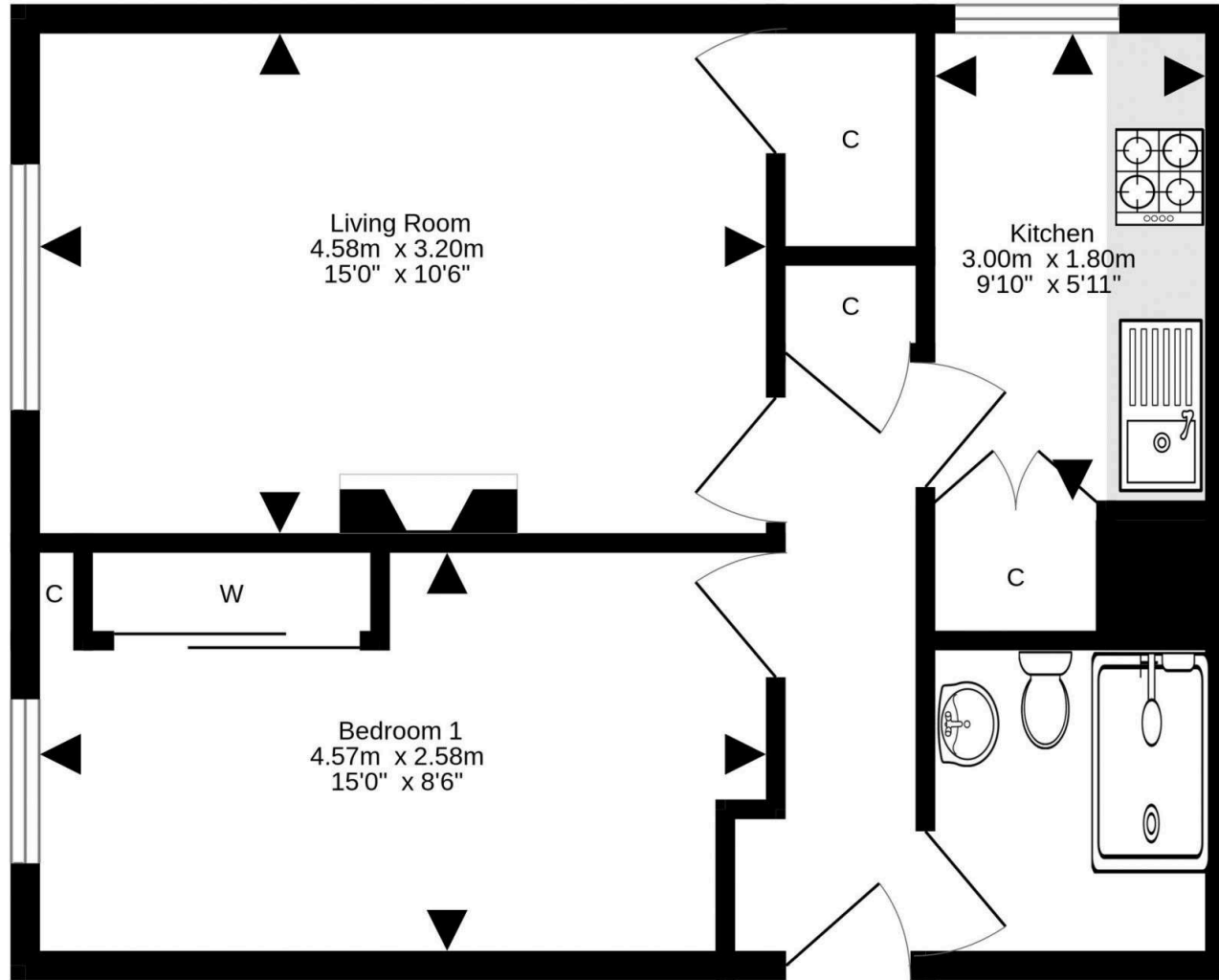
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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 away





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Shower Room  
1.97m x 1.80m  
6'6" x 5'11"