

D.J.ALEXANDER



7/13 Gentle's Entry
Edinburgh | EH8 8PD



Property Overview

- Hall
- Living room
- Dining room
- Kitchen
- Master bedroom with en-suite shower room
- Two further bedrooms
- Bathroom
- Double glazing and gas fired central heating
- Lift
- Single allocated car park space

Description

This fifth-floor apartment in a modern factored development in the Holyrood district of Edinburgh. Situated adjacent to Holyrood Park, it has an enviable and strategic location. Accessed by lift, the apartment is in pristine condition throughout and the accommodation comprises: hall, with coat cupboard and a further large store cupboard; east facing comfortable, virtually square, living room with full height double window opening onto a Juliette balcony; dining room that could also be used as a fourth bedroom; well-appointed west facing kitchen with wall and floor mounted storage, plentiful down lit work surfaces and integrated appliances; master bedroom with built-in wardrobe with mirrored doors and en-suite shower room; second double bedroom with built-in wardrobe; third smaller bedroom with built-in wardrobe and; bathroom with three piece suite and separate shower. The apartment has its own private parking space within the secure car park.

The development is factored by Ross & Liddell at a monthly charge of around £90 per month. The charge includes building insurance.



Extras: All fitted flooring, integrated appliances and window coverings are included in the sale.



Location

The district of Holyrood lies to the east of the city centre of Edinburgh, in the Old Town, and is accessible from the foot of the Royal Mile that runs from The Castle gates to The Palace of Holyroodhouse and is the busiest street, in terms of tourism, in the city. It is both a desirable and central location, with excellent bus services. Gentle's Entry is very close to The Canongate, a constituent part of the Royal Mile, that provides a variety of small shops that will cater for most daily essentials, with amenity rich Abbeyhill and Easter Road nearby, offering banking, building society and Post Office services as well. If, however, there is a preference for Princes Street and the city centre, it is simple, quick and direct to get there. Holyrood is synonymous with Holyrood Park, a dramatic wild rural expanse, with Arthur's Seat at its heart, in a totally urban setting and the Palace of Holyroodhouse, the official residence of the monarch in Scotland. The Scottish Parliament is a stone-throw away from the Palace and, adjacent to the Parliament building, the fabulous science centre - Dynamic Earth is found.





Viewings

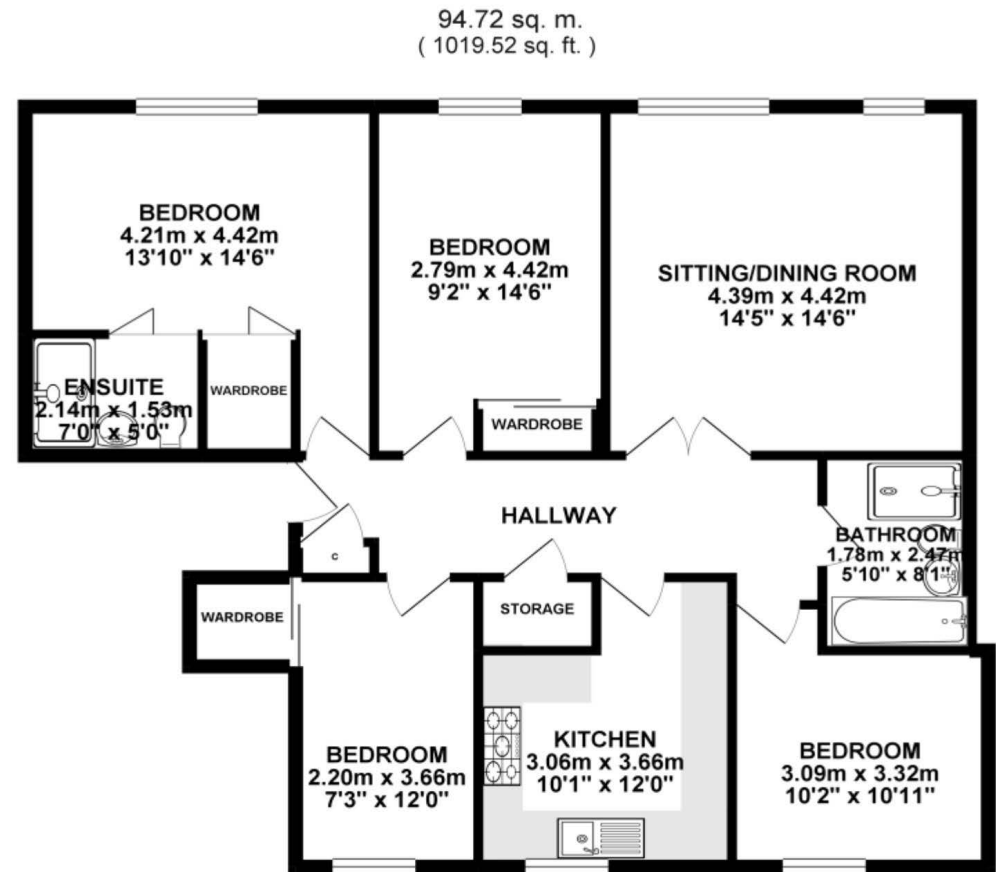
By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313

Email: propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

