



**boyd** property

7/2 Viewcraig Gardens  
EDINBURGH | EH8 9UL

# 7/2 Viewcraig Gardens

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## Description

An excellent opportunity has arisen to acquire this bright ground floor studio flat, which does now require a full refurbishment, offering great potential to become a lovely starter home. Located in the sought after Holyrood area of Edinburgh on the fringes of Holyrood Park and the historic Old Town. The property will be popular with first time buyers and buy to let investors. The accommodation includes an entrance hall with storage cupboard, a bright lounge/bedroom. There is a good-sized kitchen with space for dining and there is a shower room with white suite. Further benefits include gas central heating, double glazing, communal garden grounds, residents permit parking and close to vast open green spaces.

## Location

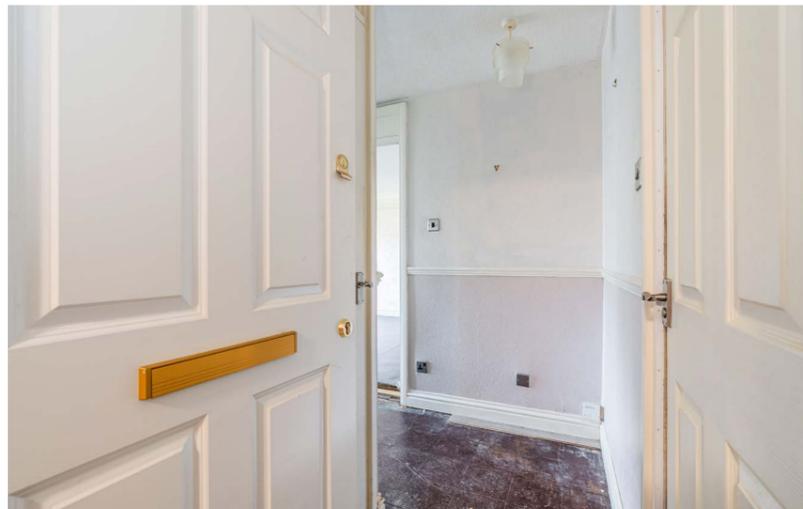
The property is located only a short walk from the High Street and set within the Old Town. Within the immediate area is a convenience store and regular bus services along with the wide-open greenery of Holyrood Park. The historic Old Town is a UNESCO World Heritage site and boasts a fine array of shops, cafes, restaurants, bars and tourist attractions. Princes Street and George Street are within easy reach as is Edinburgh's commercial area, tram and train services.

## Extras

This property is being sold as seen no warranties or guarantees will be given.

## Price & Viewing

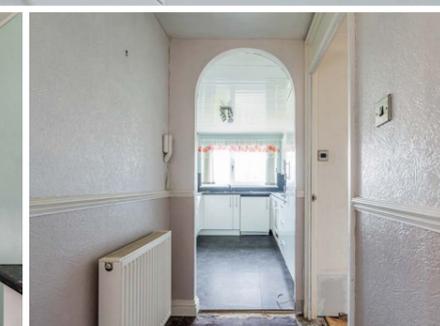
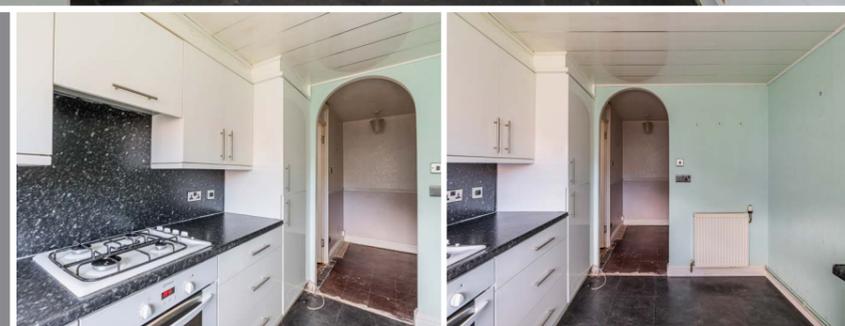
For price and viewing information contact Agents.



## Features

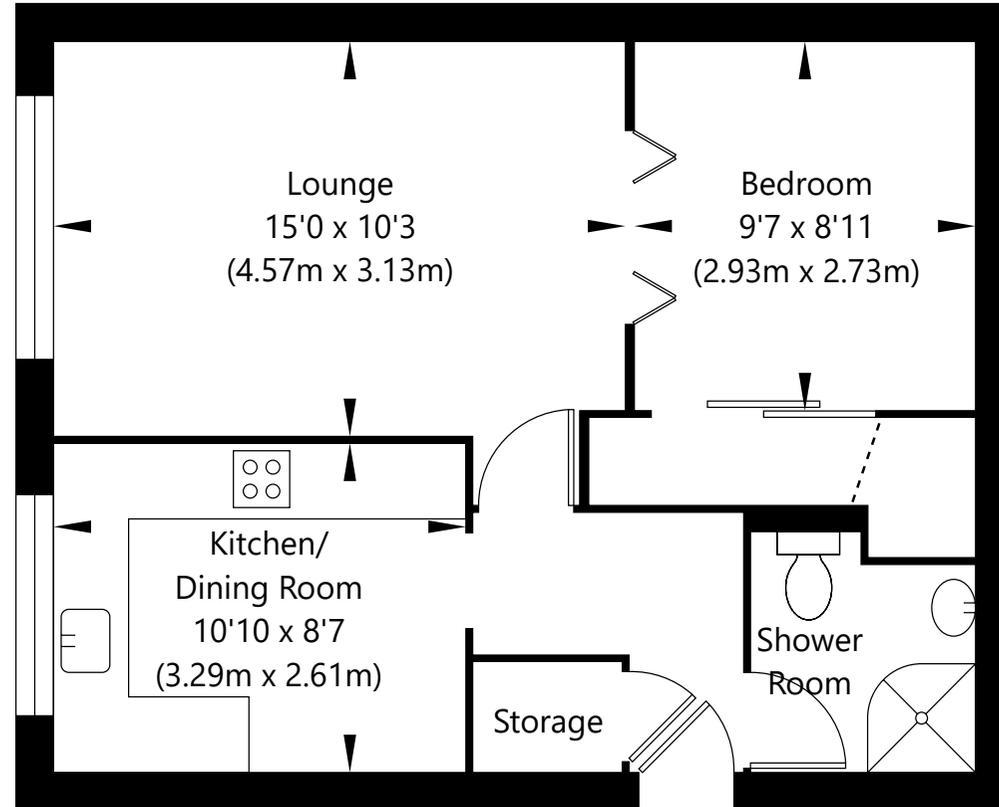
- Hall
- Lounge/bedroom
- Kitchen
- Shower room
- Double glazing
- Gas central heating
- Residents permit parking
- Communal garden grounds
- Excellent location
- Close to vast open green spaces

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Ground Floor  
 Approx. Internal Area 42.69 Sq M / 460 Sq Ft.  
 Not to scale. For identification only.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses.

