

# Thistle House

**Region:** Edinburgh **Sleeps:** 8

---

## Overview

Enjoy the ultimate getaway at this stunning architect-designed duplex apartment in the heart of Edinburgh. With 1600 square feet of living space, this stylish apartment boasts an open-plan design and is furnished with luxurious BoConcept furniture and state-of-the-art Sonos sound systems.

This unique property provides unparalleled comfort and convenience with free unrestricted parking at the door. The Royal Mile, Scottish Parliament, and other attractions are just a short fifteen-minute walk away, while the magnificent Arthur's Seat and Holyrood Park are on your doorstep.

The historic charm of Edinburgh is seamlessly blended with contemporary elegance throughout this magnificent property. The bright and spacious living area is beautifully designed with modern furnishings, soft lighting, and stunning green views, making it the perfect place to unwind with family and friends. You can even enjoy cosy nights in, snuggled up on the comfortable sofas with a convenient coffee table and a flat-screen TV to keep you entertained during your stay.

The stylish kitchen is fully equipped with everything you need for your culinary creations, making it a breeze to whip up your favourite meals. The dining area is perfect for gathering around the table and sharing a delicious, homemade meal with loved ones. It is suitable for up to eight guests.

The apartment boasts two bedrooms, each beautifully furnished to ensure a good night's sleep. Two bedrooms are furnished with a king-sized bed, while the other is a double sofa bed in the open-plan living area. This makes the property ideal for families, providing ample space and



comfortable sleeping arrangements for everyone.

Overall, this luxury duplex apartment is an ideal base for exploring the vibrant city of Edinburgh and its many attractions. Whether you're looking for a relaxing family holiday or an unforgettable city break, this property offers the perfect combination of comfort, convenience, and style, ensuring an unforgettable stay in this magical city.

## Facilities

City Homes & Apartments • Ground Floor Bed & Bath • Wi-Fi/Internet • Coffee Machine • Hairdryer • Historical Sites • Wow Factor • Easy By Train • Walk to Village • Modern • Kid-friendly museum • Kid-friendly excursions • No car required • Children's books • Ideal for Kids • Ideal for Teens • Bottle warmer • Walk to Restaurant • <1hr to Airport • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Apartment

A modern architect-designed luxury duplex in central Edinburgh with an open plan living space and two bedrooms and two bathrooms, one with a bath.

### *Interior*

- Open plan living area, with living room, dining area, and kitchen
- Master bedroom with king-sized bedroom
- Second bedroom with 2 double beds
- Bathroom
- Utility room

### **Additional Facilities**

- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Hair Dryer
- Washing machine and Dryer
- Iron
- Heating



## Location & Local Information

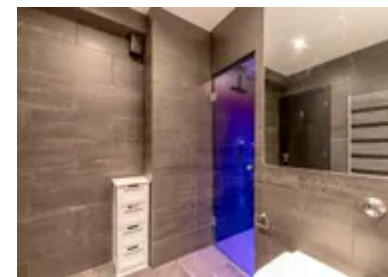
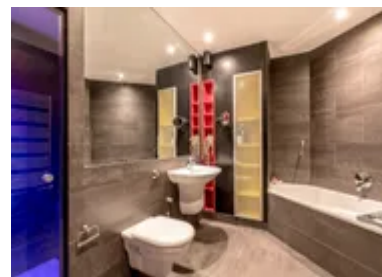
Located in the heart of Edinburgh, this luxury apartment offers guests the perfect base to explore this historic city. Edinburgh is Scotland's capital city, and as such, it is home to a plethora of cultural, historical and scenic attractions that will appeal to a wide range of visitors.

The apartment is located in the eastern part of Edinburgh, close to the city centre, but far enough away to offer a peaceful retreat from the hustle and bustle of city life. This residential area has quiet streets lined with charming period homes and plenty of green spaces. One of the biggest draws of the location is its proximity to Arthur's Seat and Holyrood Park, located just a stone's throw away. These natural attractions offer visitors the chance to explore stunning hillsides and enjoy breath-taking views of the city and beyond.

The apartment is also conveniently located within walking distance of some of Edinburgh's most famous landmarks. The Royal Mile, the historic street that runs from Edinburgh Castle to the Palace of Holyrood house, is just a 15-minute walk away, as is the Scottish Parliament building. Other nearby attractions include Dynamic Earth, a fascinating interactive museum dedicated to the planet's natural history, and Queen's Holyrood Palace, the Queen's official residence in Scotland.

The area around the apartment is also home to a variety of shops, cafes, and restaurants, offering visitors plenty of opportunities to sample local cuisine and soak up the local culture. From traditional Scottish pubs to trendy cocktail bars and international restaurants, there is something to suit all tastes and budgets.

For those looking to explore further afield, the apartment offers easy access to the wider Edinburgh area. The city is well-connected by public transport, with buses and trains running regularly to destinations across Scotland and beyond. From the historic city of Stirling to the scenic beauty of the Scottish Highlands, there are plenty of day trip options for visitors to explore.



Overall, the location of this luxury apartment offers visitors the perfect blend of city and nature. With easy access to Edinburgh's top attractions, stunning natural scenery just steps away, and a peaceful residential setting, this is the ideal base for anyone looking to explore this beautiful city.

Local Amenities

Nearest Airport	Edinburgh Airport (30 km)
Nearest Train Station	Edinburgh Waverly Station (2 km)
Nearest Supermarket	Sainsbury's (600 m)

## What we love

- Architect designed, the property boasts a stunning, modern design with an open-plan layout!
- The property is located in central Edinburgh, just a 15-minute walk from top attractions like The Royal Mile, Scottish Parliament, and Holyrood Palace
- The property offers free, unrestricted parking right at the door

## What you should know...

- In the living area there is a double bed sofa bed ideal for extra guests
- The property is also equipped with an iron, an ironing board, washer/dryer and a vacuum cleaner provided for your convenience
- There are no stairs into the property then duplex ground floor with one bedroom on the first floor and two on the ground floor

# Terms & Conditions

- **Arrival time:** 24 hour check in available. Please confirm ahead of arrival.
- **Departure time:** 24 hour check out available. Please confirm ahead of arrival.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **End of stay cleaning available?:** Extra £100 to be charged to Oliver's Travels with the final balance. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** There is a city tax due to be paid locally which is not included in the rental rate. The amount will be confirmed by your onsite representative when you arrive.
- **Internet access?:** Wi-Fi internet access included.