



16/12 Waverley Park

Abbeyhill, Edinburgh, EH8 8ET



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1 bedroom second floor flat in the popular Abbeyhill area close to Queen's Park and Arthur's Seat.

- Sitting room
- Kitchen
- Double bedroom
- Bathroom
- Secure entry-phone system
- Communal rear garden
- Residents permit parking
- Excellent location near Queen's Park
- Ideal for a first time buyer
- Gas central heating & double glazing



Offers Over: £170,000

EPC Rating: D

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in the popular Abbeyhill area of Edinburgh close to Queen's Park, Arthur's Seat and only a short distance from the City Centre this traditional second floor flat is ideal for first-time buyers and investors alike.

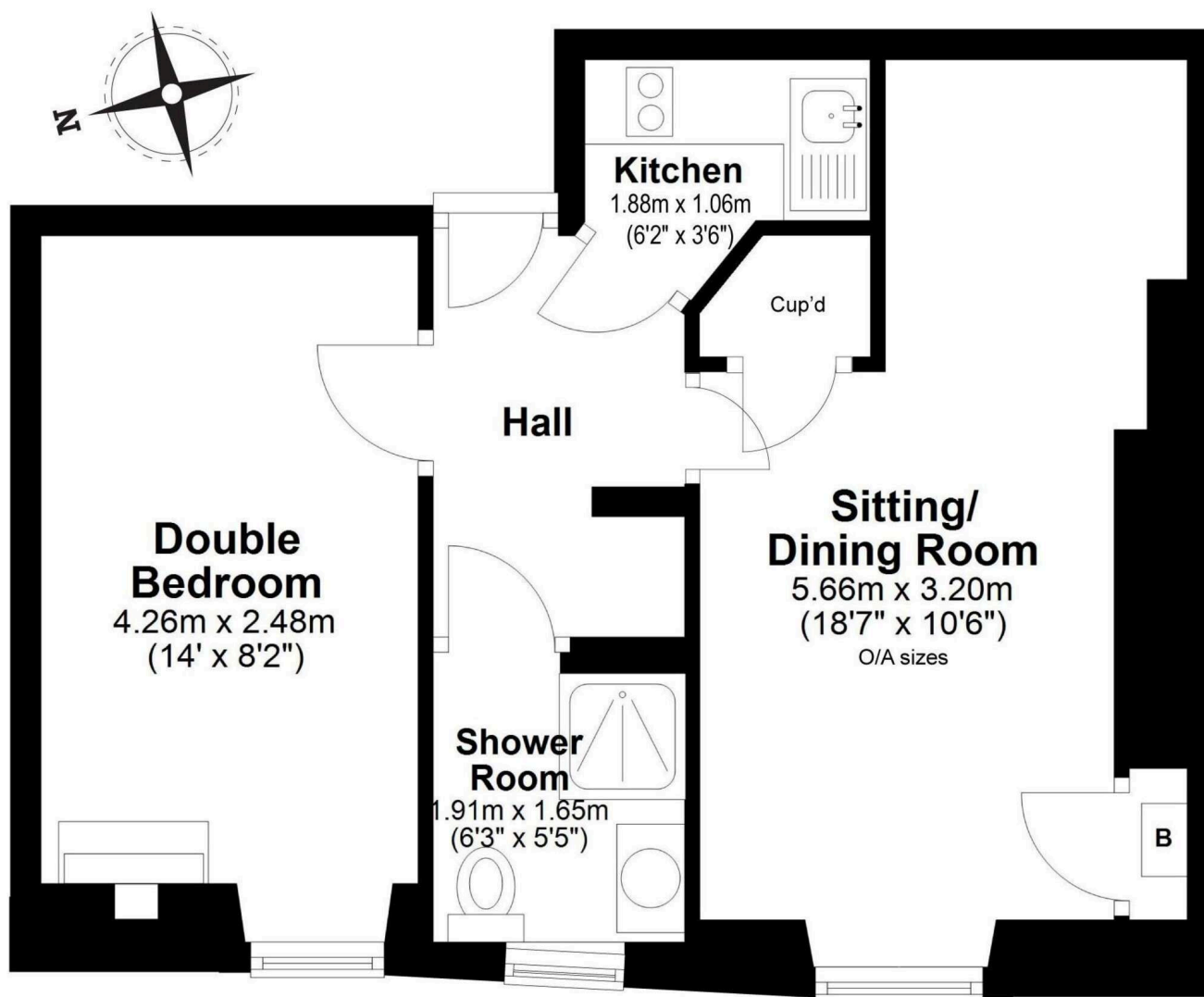
Internally, the flat is located to the rear of the building and offers well proportioned rooms, all neutrally decorated.

Further benefits include double glazing, gas central heating and a secure entry-phone system.

Extras

To include curtains, blinds, electric oven and hob, fridge/freezer and washing machine





Second Floor

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Total Area: 38.9 m² ... 418.3 ft²

All measurements are approximate and for display purposes only

Location

The popular area of Abbeyhill lies a short distance to the east of the city centre. The vicinity is well served by an excellent range of amenities including shops, recreational facilities, schooling and Meadowbank Retail Park. St James Quarter and The Omni Centre (with Nuffield Health Fitness & Wellbeing Gym, multi-screen cinema, various bars and restaurants) can be found close by at the top of Leith Walk. The property is also within easy reach of the financial institutions around George Street and St Andrew Square and a short walk from the Scottish Parliament. There are many pleasant walks available, including Royal Park, Arthur's Seat and Salisbury Crag. Excellent recreational facilities include Craiginny and Duddingston Golf Courses. Regular bus services run from the area to the city centre and beyond, and the Edinburgh City Bypass is within easy reach.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.