



WAVERLEY
PLACE

24 Waverley Place
ABBAYHILL | EDINBURGH | EH7 5SA


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Wonderfully light, spacious and flexible accommodation is on offer in this three bed double upper colony, boasting lots of character and the bonus of a sunny, west facing private garden. Superb, tucked away position in the charming Abbeyhill colonies with an excellent choice of amenities a short distance away.

This sought after setting is well known for showcasing beautifully stocked gardens, ensuring a lovely leafy outlook from each room of this property. The accommodation has great flexibility to suit individual living requirements and many eye-catching finishing touches. Public space includes a sunny, west facing living room to front, much enhanced by a rustic timber mantelpiece, and a formal dining room to the rear. Lying off the latter is a handy boxroom fitted with a clothes drying pulley and also the kitchen, where you'll find natural wood effect storage units set against vibrant blue tiled splash-backs. The upper floor has two double sized bedrooms, both fitted out with a mirrored wardrobe, a third bedroom or home office with eaves storage, and a bathroom nicely fitted with a white suite, including a wash-basin in vanity unit and neutral tone tiled surrounds. A WC facility is located on the first floor level. A flowering cherry tree, roses and lawn feature in the private front garden, which faces west and is ideal for outdoor relaxation and catching the afternoon sun.

- Private entrance and stair
- Living room with feature fireplace
- Dining room with storage boxroom off
- Attractively fitted kitchen
- Three bedrooms, each with storage space
- Family bathroom
- WC
- Gas central heating
- Double glazing
- Well screened private front garden
- Residents' permit parking

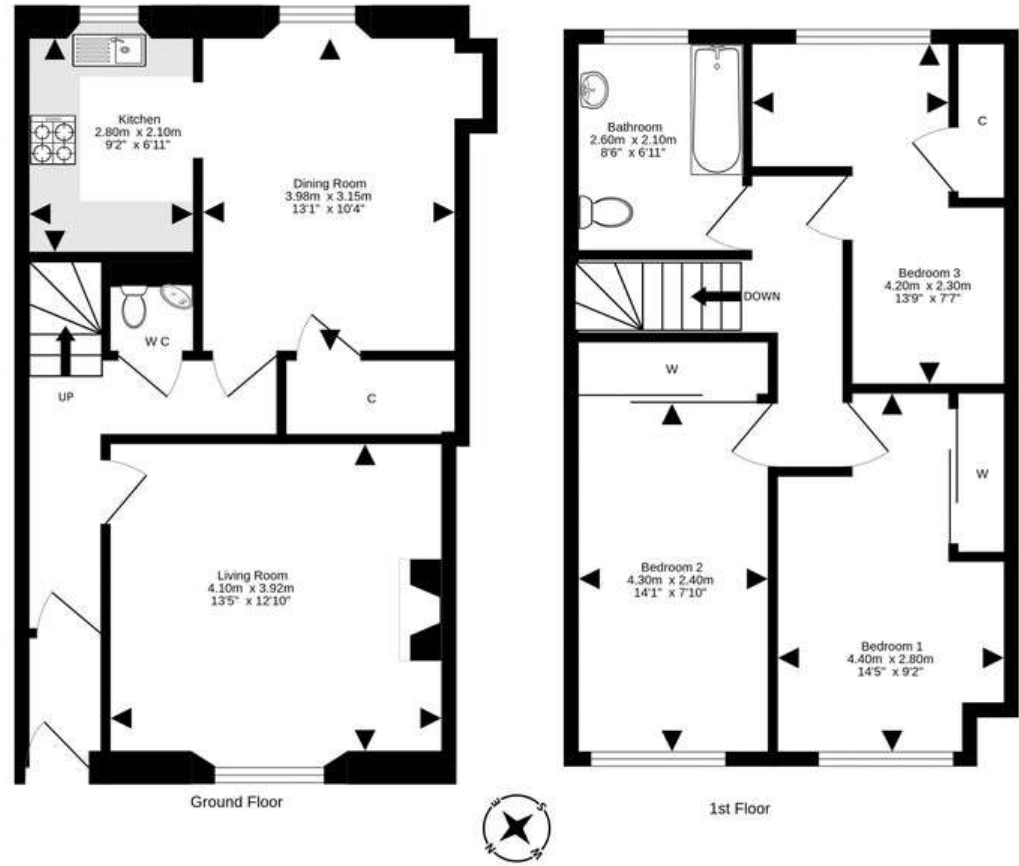
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the fan oven, washing machine and fridge-freezer. EPC rating is E

Abbeyhill lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsburys food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





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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