

17 (flat 11) Waverley Park, Abbeyhill, Edinburgh, EH8 8ER



Description

Charming traditional dual-facing top floor flat of immense appeal boasting a prime cul-de-sac position with stunning direct views to Holyrood Park. Situated within a desirable location, and just a short walk to Leith and the City Centre, allowing residents to benefit from most prized eateries and boutiques the city has to offer. The property is presented to the market in beautiful order throughout and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

Features

- Charming dual-facing top floor lying adjacent to Holyrood Park
- Stunning uninterrupted park views
- Sympathetic modern interiors with period details, finished to a good standard throughout
- Comfortable living room with ample free floor space for relaxation and is fashionably open plan to a fully equipped kitchen
- Extremely spacious double bedroom
- Handy, multi-purpose box room
- Stylishly fitted bathroom with shower
- Gas central heating and double glazing
- Secure entry system
- Well tended sunny shared garden to the rear

Extras

All integrated appliances (washer/dryer & fridge/freezer), bedroom wardrobe, boxroom wardrobe and bookcase, roman blind in Livingroom.

EPC Rating: C

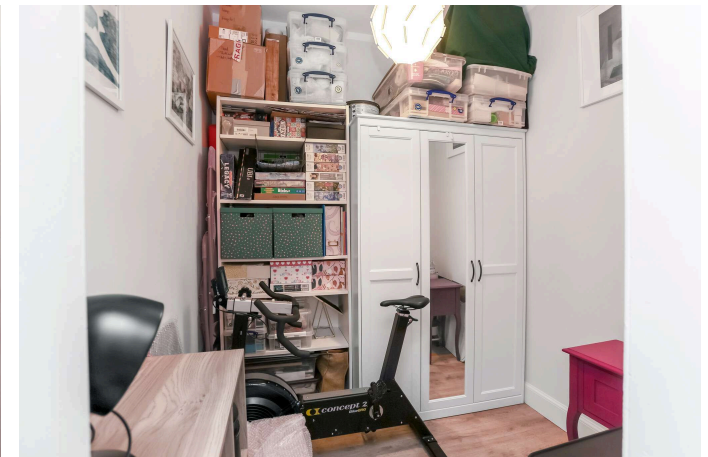
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

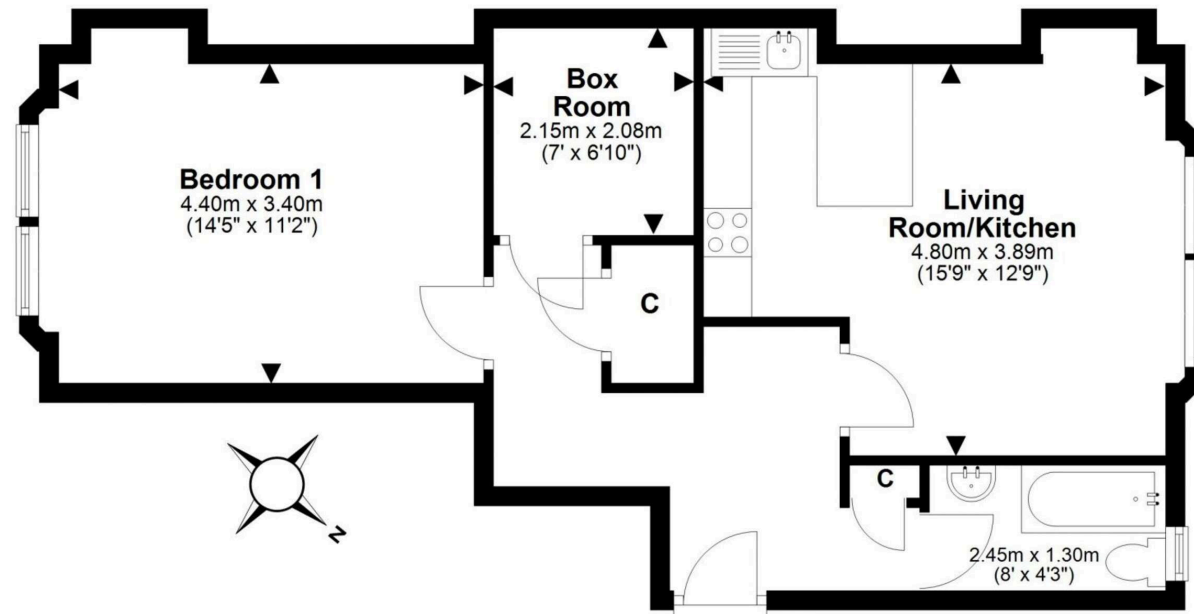


Location

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's supermarket plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



Ground Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.



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