



6 3f1 Waverley Park,
Abbeyhill, Edinburgh, EH8 8EX

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room with traditional open fire.
- Views to Arthur's Seat.
- Dining kitchen with appliances available & high-level storage area.
- Good sized double bedroom.
- Bathroom with shower attachment.
- Original fireplace.
- Gas central heating.
- Original features.
- Communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A superb top floor flat part of a traditional tenement building in the vibrant and much sought after Abbeyhill district of the city within walking distance of an excellent range of local amenities and Edinburgh City Centre. The property boasts stunning views to the front to Arthur's Seat and has open aspect providing excellent light to both the front in the mornings and back in the afternoons/evenings. This delightful property would be ideal for a first-time buyer or couple. The property offers flexible living accommodation and could be used as a two-bed property.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 9.2 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

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, Holyrood Park (entrance at end of Waverley Park Terrace) is a 3 min walk away from the flat where you 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. Also, Portobello beach is only a short bus ride away. There are 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.

EXTRAS: THE BLACKOUT ROLLER BLINDS IN THE KITCHEN, BATHROOM, SITTING ROOM & BEDROOM. THE FREESTANDING COOKER WILL BE INCLUDED WHILE FRIDGE/FREEZER & AUTOMATIC WASHING MACHINE MAY BE AVAILABLE THROUGH NEGOTIATION. THE MIRRORS IN THE KITCHEN, THE CLOTHES POLE WITH SHELVING IN THE BEDROOM WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE. THE BRASS FIRE SURROUND MAY BE AVAILABLE THROUGH NEGOTIATION.



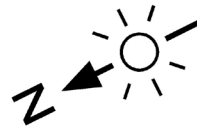
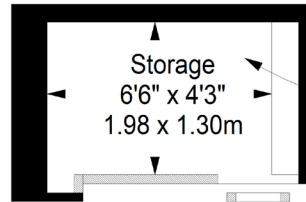


ENERGY PERFORMANCE
CERTIFICATE RATING D

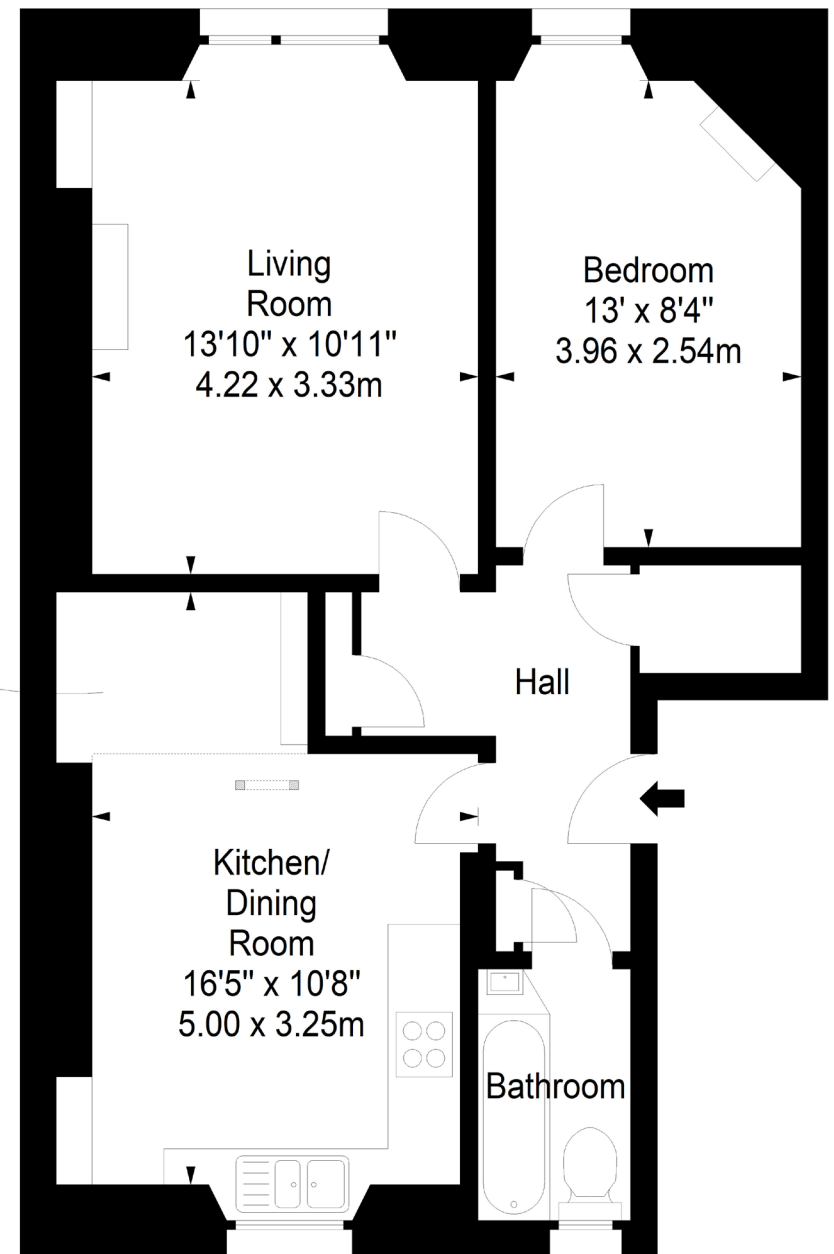
Waverley Park, Edinburgh, Midlothian, EH8 8EX



Approx. Gross Internal Area
576 Sq Ft - 53.51 Sq M
For identification only.
Not to scale.
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Third Floor



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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