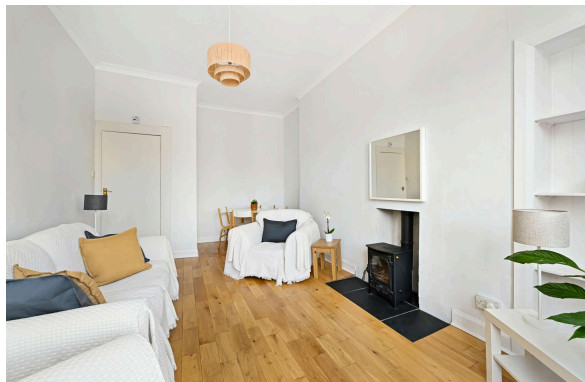




WAVERLEY  
PARK

12/7 Waverley Park  
ABBAYHILL | EDINBURGH | EH8 8EU

  
**warners**  
solicitors & estate agents



## 12/7 Waverley Park

ABBEYHILL | EDINBURGH | EH8 8EU

Boasting a tucked away position in a peaceful parkside cul-de-sac is this well presented, light and spacious traditional second floor flat with a most pleasant view across to Arthur's Seat. Although quietly tucked away, all manner of amenities and great transport links are within easy reach.

Viewing is essential to appreciate this lovely flat offering generous sized floorspace, freshly decorated just prior to marketing, ensuring a ready to move into home. A great bonus is the building is looked after by Edinburgh Block Management ensuring upkeep of all communal areas including stair, roof and gutters.

- Fabulous location only a stone's throw from the green expanse of Holyrood Park, with specialist shops and eateries at the southern end of Easter Road within walking distance
- Ideal for a couple or an investment purchaser
- Twin windowed living/dining room looking across to the Park and featuring a wood burning stove as a focal point
- Fitted kitchen providing ample storage units and worktop space
- Two double sized bedrooms laid with neutral tone carpeting, looking out across the shared garden
- Bathroom fitted out with wash-basin in vanity unit, electric shower and tiled surrounds
- Entrance hallway with good storage and utility cupboard
- Gas central heating
- Double glazing
- Well kept shared garden for use by the owners
- Factored tenement
- Permit parking on street.

Council Tax B. Energy Rating C.

**FACTOR:** An annual fee of approx £249.40 is payable to Edinburgh Block Management, this renews on 22/02/2027.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances, washing machine, fridge freezer and microwave will be included in the sale. Other items of furniture may also be available upon request.

Abbeyhill, one of the oldest parts of Edinburgh, 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.

