Peebles
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Offers Over £145,000

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3F2, 20 Waverley Park, Abbeyhill, Edinburgh, EH8 8ET

Spacious one bedroom top floor flat (3rd floor, flat 14), part of a traditional sandstone tenement building in a quiet street within the vibrant and sought-after Abbeyhill district of the City Centre, located right next to Holyrood Park, and walking distance to many local amenities including Meadow Bank Sports Centre, bus stops and the train station. This property, now requiring upgrading and modernisation, would make an ideal purchase for a first-time buyer, a 'buy to let' opportunity, or for someone looking for a City Centre 'bolt hole' in Edinburgh. The property comprises of a bright living room/dining room with feature fireplace, a small kitchen off the hall, a generous double bedroom with built-in wardrobes and shelving, and a part tiled shower room/WC.

Accommodation

* Entrance to the main door via entry-phone
* Stairway leading to the top floor (3rd floor, flat 14)
* Bright sitting room/dining room with open fireplace
* Small kitchen off the hall
* Generous double bedroom with fitted storage
* Part tiled shower room/WC

Additional information
* Electric heating & double glazing
* Good storage throughout
* Ideally located next to Holyrood Park
* Easy access to the City Centre
* Communal gardens to the rear
* Ample on-street parking (including Permit Parking)

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Approximate Gross Internal Area = 39.0 sq m / 420 sq ft

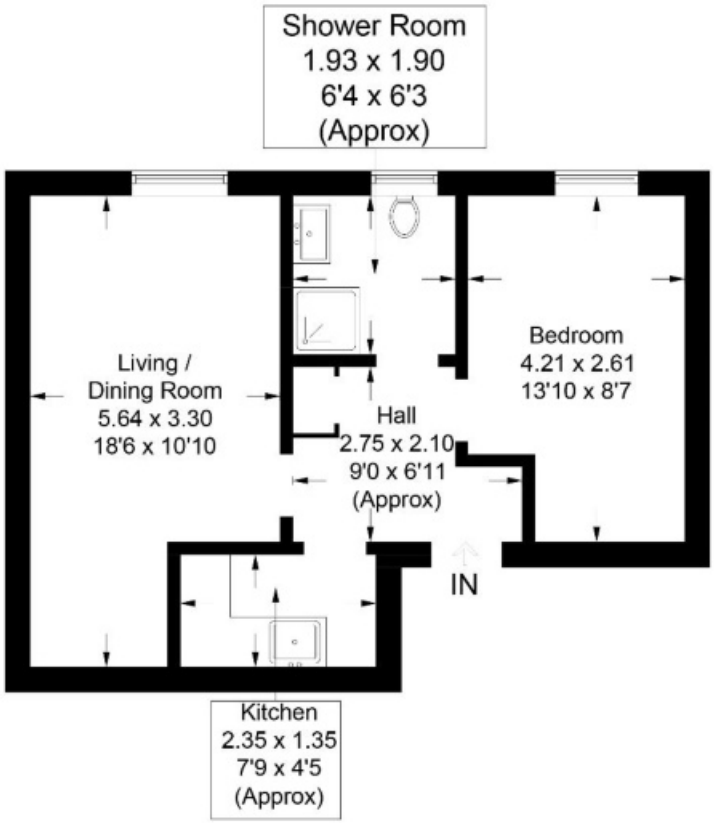

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325837)

Situation
Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to Edinburgh City Centre, the Royal Mile and Holyrood Palace. The area offers a great choice of leisure and shopping facilities, including Meadowbank Sports Cenrre, and Meadowbank retail Park, with a wealth of pubs and cafés available in the immediate area. Abbeyhill also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as the impressive St James Quarter and an array of attractions, art galleries and restaurants in the City Centre. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers a state-of-the-art gym, and for those who prefer to exercise in the great outdoors, Holyrood Park is just a few minutes' walk away from the property where you can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all offering spectacular panoramic views across the city. 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.

Fixtures and Fittings
Any fitted floor coverings, light fittings and blinds are included in the sale.

Services
Electricity, water and drainage.

EPC
Band F

Council Tax
Edinburgh Council Tax Band B

Offers
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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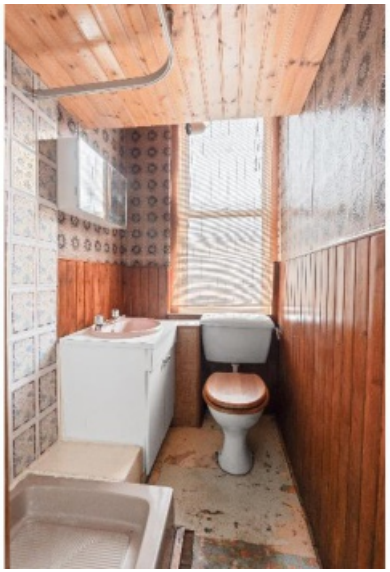

Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.