



3F2, 15, Waverley Park, Edinburgh, EH8 8ER

Beautifully Presented, One-Bedroom, Third-Floor (Top) Flat

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Property Description

Beautifully presented, one-bedroom, third-floor (top) flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Abbeyhill area, just east of Edinburgh city centre.

Adjacent access to the vast open spaces of Holyrood Park, and tastefully presented throughout, ready to move in.

Comprises an entrance hall, living/dining/kitchen, double bedroom, a shower room and a separate WC.

Highlights include a quality integrated kitchen with real wood worktops, impressive bathrooms, double glazing and gas central heating. In addition, there is decorative cornice work, tall ceilings, and varnished original wood flooring.

There is a well-maintained shared garden to the rear with spectacular views of Arthur's Seat, a well-lit communal stair with skylight cupola, and zoned on-street parking to the front.

All furniture is available to be purchased separately.

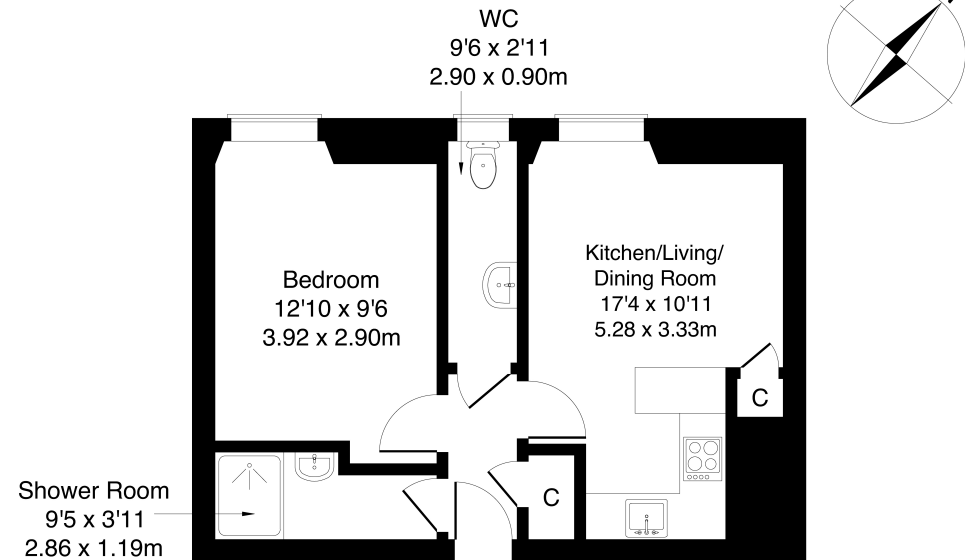
The spacious open-plan living and dining area features wooden flooring, decorative corning, a wall-mounted TV point, a handy built-in storage cupboard, and a central light fitting, creating a stylish yet comfortable space to relax and entertain. The modern kitchen is fitted with solid wood worktops, a stainless-steel sink with a drainer, and a sleek tiled splashback. It comes fully equipped with an oven, induction hob with canopy extractor, dishwasher, fridge, and washer/dryer, making it both practical and contemporary. Off the hall, you'll also find a convenient WC and an additional storage cupboard.

The well-proportioned bedroom continues the theme of quality with wooden flooring and a bright, airy feel. It offers ample space for a double bed along with freestanding or fitted furniture, making it an inviting and comfortable retreat. Completing the home is a contemporary modern shower room, featuring tiled flooring, a matching tiled splashback, modern spotlighting, and a stylish ladder radiator.



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Approximate Gross Internal Area: (388 sq ft - 36 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Abbeyhill is a highly sought-after location situated just east of Edinburgh's vibrant city centre, offering an appealing blend of traditional and modern residential properties. This high-amenity area boasts an excellent selection of local conveniences, including artisan shops, delicatessens, coffee houses, and specialist stores. For larger shopping needs, Meadowbank Shopping Park, with a Sainsbury's superstore, is just a short distance away. Residents benefit from superb transport links, with frequent bus services operating along London Road, Easter Road, and Elm Row, complemented by the recently launched tram line connecting Edinburgh Airport to Newhaven. Many of the city's iconic landmarks

and attractions are within walking distance, including the Royal Mile, Princes Street, the Scottish Parliament, and Edinburgh's historic Old Town. Entertainment and leisure options are also plentiful, with the Omni Centre offering bars, restaurants, a multi-screen cinema, and a fitness centre, while the newly redeveloped St James Quarter provides premier retail and dining experiences. For outdoor enthusiasts, the area is well served by open green spaces such as Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat. In addition, the newly refurbished Meadowbank Sports Centre is nearby, featuring state-of-the-art facilities for a wide range of sporting activities.





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