



16/10, Waverley Park, Edinburgh, EH8 8ET

Beautifully Presented One-Bedroom Second-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

éspc rightmove[®] Zoopla
find your happy

Property Description

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

Close for access to the vast open spaces of Holyrood Park, and tastefully presented in light neutral decor throughout.

Comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, and a bathroom.

Highlights include a modern kitchen with appliances, a stylish bathroom with a jet-pool bath, double glazing and modern electric heating. In addition, the property features tall ceilings, a secure entry system, a shared garden to the rear, and zoned on-street parking to the front.

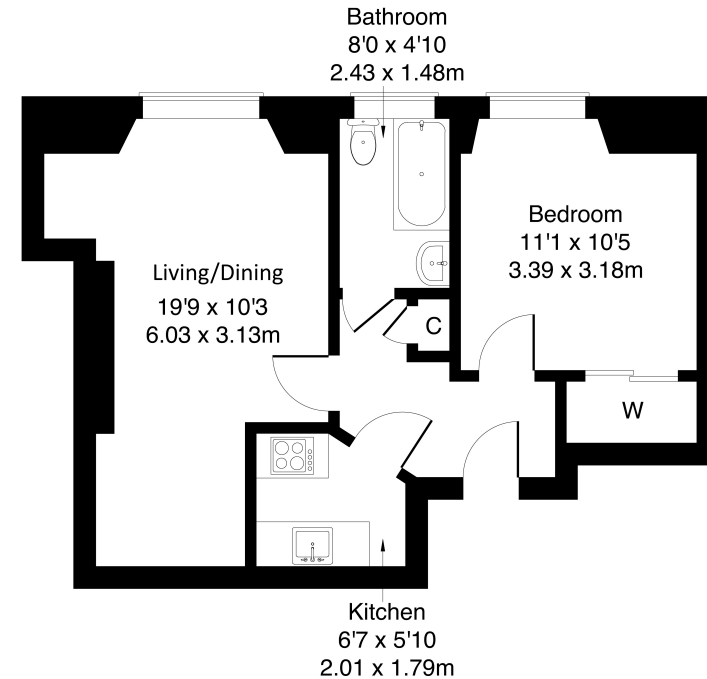
A welcoming entrance leads to all rooms, featuring carpeted flooring that flows seamlessly into the spacious living and dining area, offering ample room for a dining table and a comfortable lounge suite. The kitchen is fitted with tiled-effect flooring, wood-effect countertops, a matching tiled splashback, and a stainless-steel sink with drainer, along with an integrated oven, electric hob with canopy, washing machine, and fridge/freezer.

The bedroom continues the carpeted flooring theme and includes a mirrored built-in wardrobe, providing excellent storage space. Completing the property is the bathroom, comprising a modern three-piece suite with an electric shower over the bath.



16/10 Waverley Park, Edinburgh, EH8 8ET

Approximate Gross Internal Area: (474 sq ft - 44 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 vibrant and well-connected area located just east of Edinburgh's city centre, offering a blend of traditional charm and contemporary living. The neighbourhood boasts an excellent range of local amenities, including artisan shops, delicatessens, independent cafés, and the convenient Meadowbank Shopping Park, home to a large Sainsbury's superstore. Residents benefit from superb transport links, with frequent bus services along London Road, Easter Road and Elm Row, and the recently completed tram line running from Edinburgh Airport to Newhaven. Many of the city's most iconic landmarks—such as the Royal Mile, Princes Street, the Scottish Parliament,

and the historic Old Town- are within easy walking distance. For leisure and entertainment, the nearby Omni Centre offers restaurants, bars, a fitness club, and a multi-screen cinema, while the newly revitalised St James Quarter provides premium shopping and dining options. Outdoor enthusiasts will appreciate the proximity to green spaces, including Holyrood Park, Arthur's Seat, Calton Hill and Lochend Park. Additionally, the state-of-the-art Meadowbank Sports Centre is just a short walk away, offering a wide range of modern sporting facilities.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

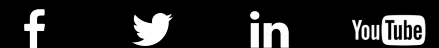
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.