



20/1 Waverley Park
ABBAYHILL | EDINBURGH | EH8 8ET


warners
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Attractively presented ground floor apartment forming part of a traditional tenement, enjoying a quiet cul-de-sac position with easy access to Arthur's Seat and the Queens Park, in the most popular Abbeyhill area.

This lovely apartment offers comfortable and well-proportioned accommodation in good order throughout. The open plan living / dining / kitchen is a bright and spacious room and there is an excellent level of storage with a versatile box room. Further benefits include gas central heating, double glazing, a shared rear garden and unrestricted on street parking. Early viewing of the fantastic home is highly recommended.

- Entrance hall
- Spacious open plan kitchen / living / dining room
- Well-appointed fitted kitchen with breakfast bar
- Generous double bedroom with recess
- Versatile boxroom
- Shower room with white suite and Triton electric shower
- Gas central heating (Worcester boiler)
- Double glazing
- Communal back garden
- Unrestricted on street parking

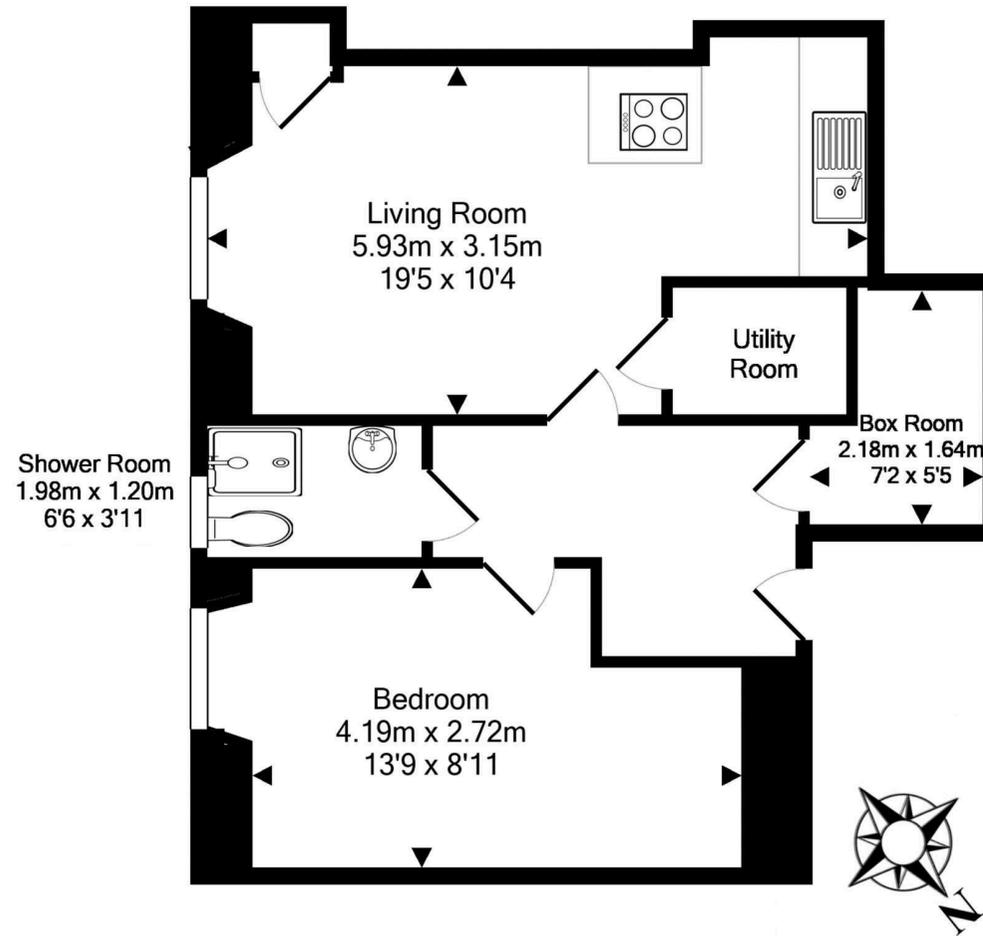
Extras included in the sale are curtains, blinds, light fittings, fridge, washing machine, oven, wardrobe, bed and sofa. EPC Band D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Abbeyhill is an ever popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park. There is an excellent range of shopping outlets in the vicinity. The nearby Meadowbank Retail Park includes Sainsbury and TK Maxx stores. The exciting new St James Quarter is has recently opened with a superb variety of shops, plus hotels, homes and leisure facilities. Work is also nearly complete on the new Meadowbank Stadium, also located nearby. Just off New Street in the neighbouring Old Town is the New Waverley Development, home to a range of fashionable shops and eateries. Regular bus services run from this area to other parts of the city. The east end of Princes Street is just a short journey away and offers further shopping facilities within Waverley Mall and on Multrees Walk. This location is very convenient for those connected to the Scottish Parliament.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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