

# 18/7 Waverley Park

ABBAYHILL, EDINBURGH, EH8 8ET



*A most attractive one-bedroom  
first-floor flat in Abbeyhill*



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McEwan Fraser Legal is delighted to present this spacious first-floor flat which forms part of a traditional Victorian tenement building located in the popular area of Abbeyhill, in the heart of Edinburgh. The property is situated in a peaceful location with Holyrood Park and Arthur's Seat nearby. The property is also close to local amenities and is within walking distance to Bright Horizons Early Learning and Childcare Centre, Waverly Station, St James Quarter and Omni Centre.

# THE LIVING ROOM



The accommodation includes an entrance hall with a storage cupboard, a bright and spacious living room/dining room, a fitted kitchen, and a double bedroom. Additionally, there is a shower room.

# THE KITCHEN



# THE SHOWER ROOM



# THE BEDROOM

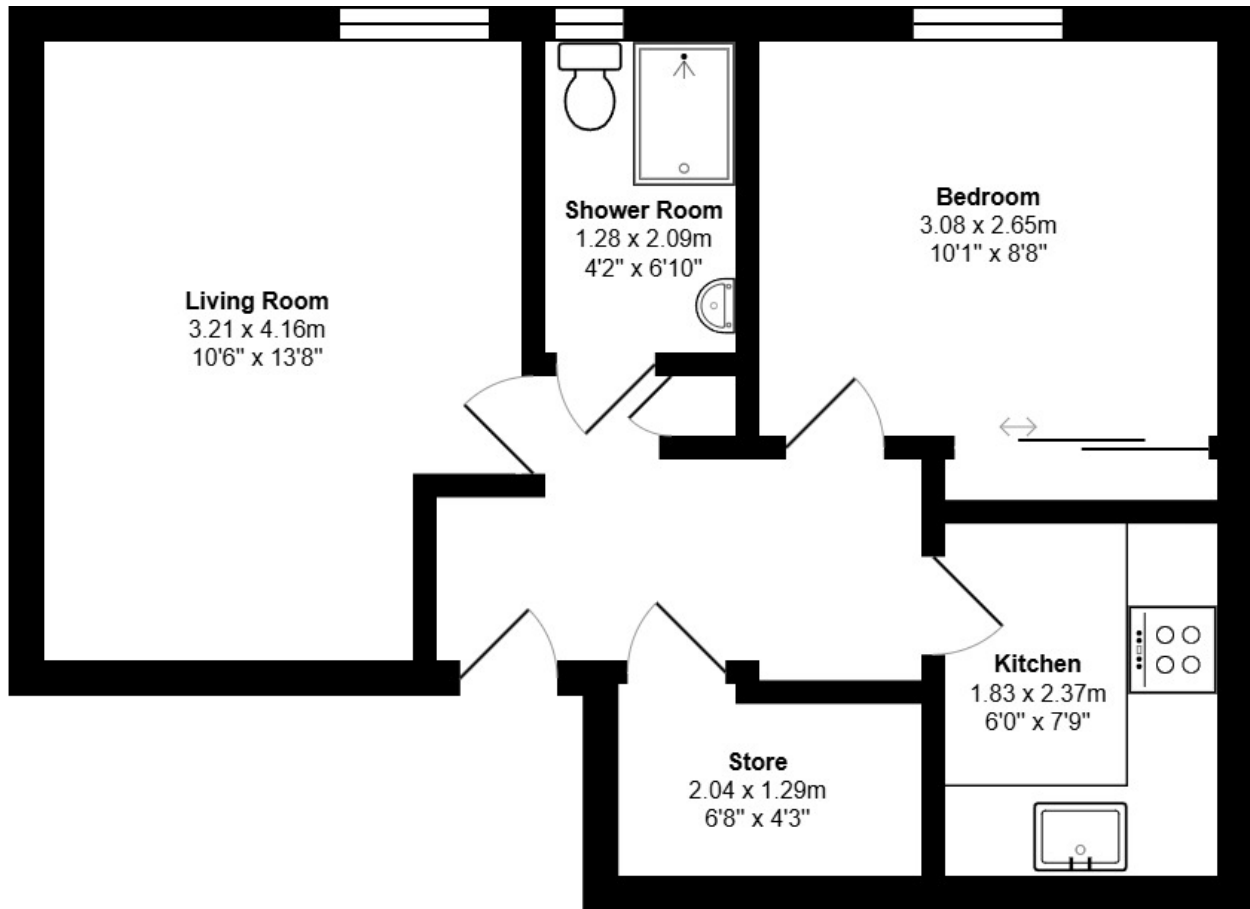


Further features include a communal rear garden, free on-street parking and electric storage heating.

# EXTERNALS

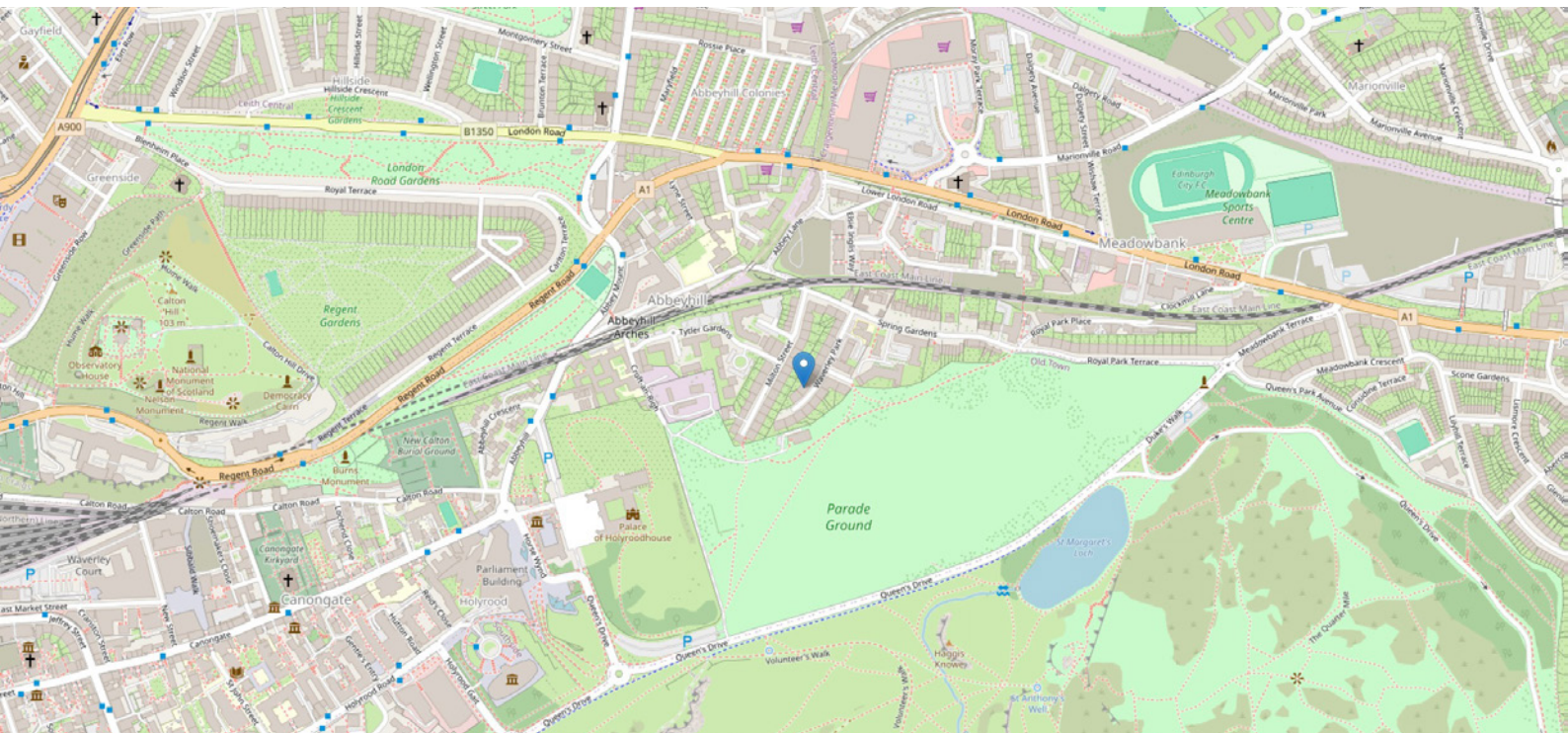


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 44m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace and is situated between the Palace itself, Waverley Station and London Road.







As a central area in the city, Abbeyhill is comprised mainly of stone-built tenement properties dating from around the 1890s. The area is primarily residential, not a major retail or commercial zone and is within the easiest possible reach of the City Centre, combining accessibility with the quiet feel of a suburb.

Using one of the frequent bus services that pass through Abbeyhill, the city centre is just a short journey away, no more than seven or eight minutes. In fact, for the energetic, many parts of the city centre are easily within walking distance.

Although quiet, Abbeyhill has all the necessary local amenities such as local shops, banking, building society and post office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbeyhill all your daily needs are within easy walking distance.



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Text and description  
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