

# 16/16 Waverley Park

ABBEYHILL, EDINBURGH, EH8 8ET



*BRIGHT TOP-FLOOR ONE-BEDROOM  
TENEMENT FLAT IN SOUGHT-AFTER ABBEYHILL,*



0131 524 9797



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McEwan Fraser is delighted to present this bright and well-proportioned top-floor one-bedroom flat, forming part of a traditional tenement in the highly sought-after Abbeyhill area, just moments from Edinburgh city centre and the open green spaces of Holyrood Park.

Presented to the market in good decorative order with neutral décor throughout, the property offers an excellent opportunity for first-time buyers as well as a sound buy-to-let investment. It also provides the perfect blank canvas for purchasers keen to personalise and add their own style. Key features include double glazing, gas central heating, a secure entry system, and access to a well-maintained communal rear garden.

The accommodation is centred around a generously proportioned kitchen/living room, flooded with natural light and offering a comfortable and versatile living space. The kitchen is fitted with a good range of units and includes freestanding appliances, providing ample storage and workspace.

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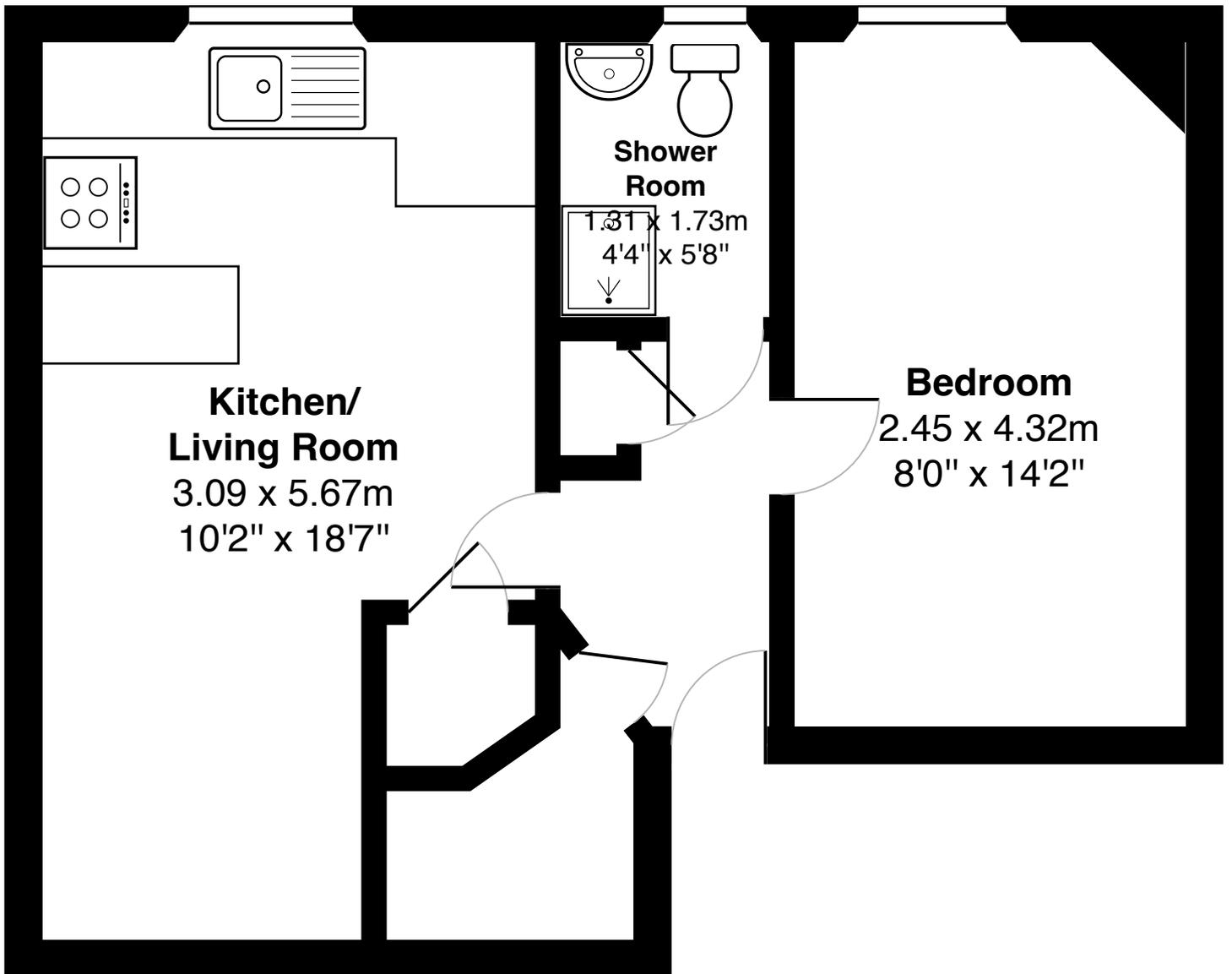


The well-proportioned double bedroom offers plenty of space for a full complement of freestanding furniture. Completing the accommodation is a contemporary shower room, finished to a modern standard.



THIS IMAGE HAS BEEN VIRTUALLY STAGED





Gross internal floor area (m<sup>2</sup>): 38m<sup>2</sup>

EPC Rating: C



Externally, residents benefit from a communal rear garden and on-street permit parking.





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Waverley Park is set within the sought-after Abbeyhill district, lying just to the east of Edinburgh's city centre and moments from the vast open spaces of Holyrood Park and Arthur's Seat. This prime location combines excellent connectivity with an outstanding range of recreational, cultural and lifestyle amenities, making it particularly appealing to younger purchasers and investors.

The city centre is easily accessible, with Princes Street, George Street and the St James Quarter all within comfortable reach. The St James Quarter offers a world-class retail and leisure destination, while nearby St Andrew Square is home to some of Edinburgh's most highly regarded restaurants, including The Ivy on the Square, Gaucho and Dishoom. Alternatively, the vibrant Shore area of Leith is a short journey away, providing an extensive choice of bars and eateries, including two Michelin-starred restaurants.

Leisure facilities are plentiful, with the Omni Centre close by, hosting a Nuffield Health & Wellbeing Centre, Vue Cinema and a selection of popular restaurants. Meadowbank Retail Park is also nearby and includes a Sainsbury's supermarket along with additional retail and leisure outlets. For outdoor pursuits, the beautiful green spaces of Holyrood Park offer exceptional opportunities for walking, running and cycling.

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The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram stop at Picardy Place, which provides quick and convenient travel to Edinburgh Airport and Newhaven.

With its central position, strong transport links, vibrant dining and leisure scene, and access to some of the city's most iconic green spaces, Abbeyhill – and Waverley Park in particular – represents a highly desirable location for contemporary city living and a compelling investment opportunity.

## The Location



# McEwan Fraser Legal

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