

10/11 Waverley Park

EDINBURGH, EH8 8EU



*Spacious and Bright Top Floor Flat in
Edinburgh's Popular Abbeyhill*



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McEwan Fraser Legal is delighted to present this one-bedroom top floor flat in Abbeyhill of Edinburgh. The property is in good internal condition and has lovely south facing views of Arthur's Seat.

THE LOUNGE/KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen situated in an open plan living room, which is flooded with natural light. This room makes the most of the space on offer.



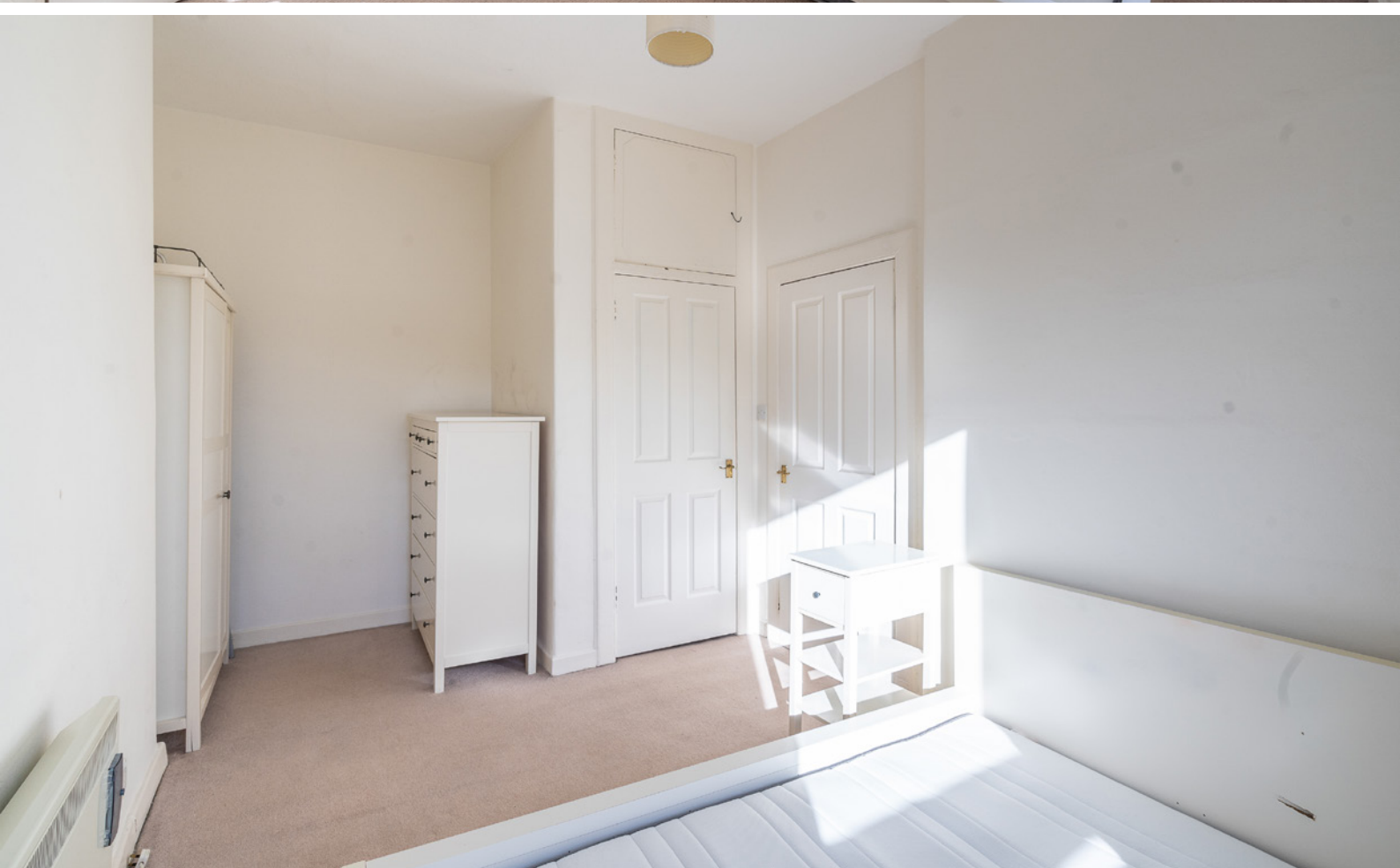


- The bathroom is bright and neutral with a bath and a shower above.
- There is a spacious double bedroom which has a wardrobe and more than adequate space for freestanding furniture.
- In addition, the property includes double glazed windows and free on-street parking.

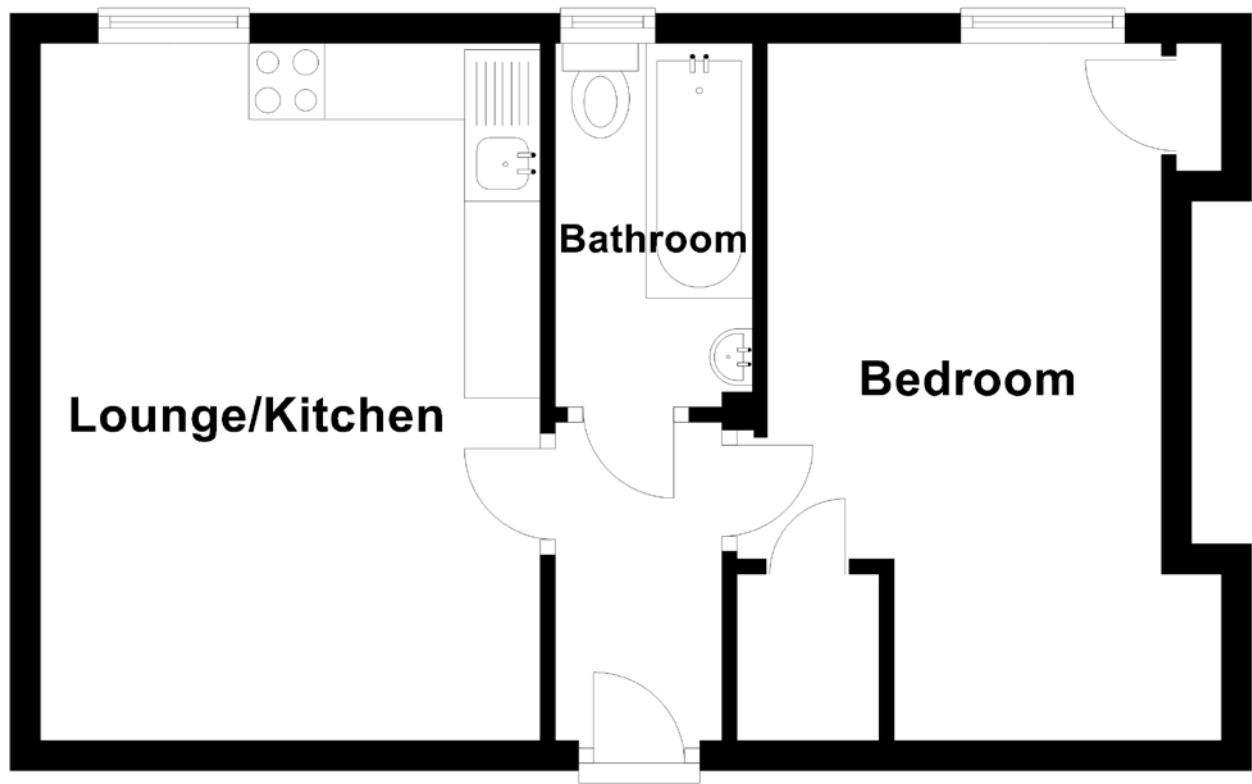
THE BATHROOM



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP



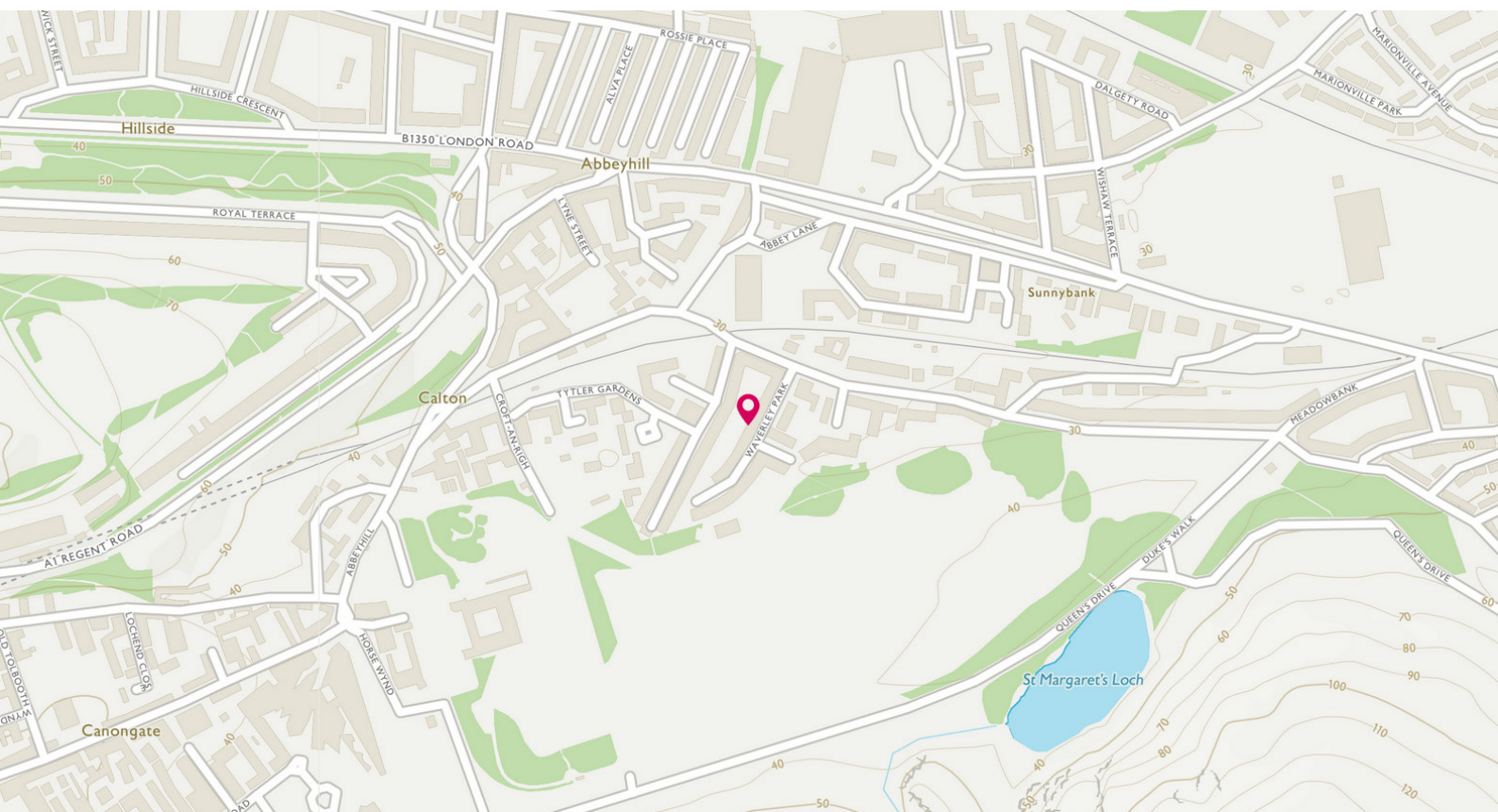
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 4.60m (15'1") x 3.30m (10'10")
Bathroom 2.40m (7'10") x 1.30m (4'3")

Bedroom

4.60m (15'1") x 2.80m (9'2")

Gross internal floor area (m²): 39m²
EPC Rating: E



THE LOCATION

Meadowbank is a sought after location to the east of the city centre. Within the vicinity, there is an excellent range of local amenities, including local shopping, transport and recreational facilities.





Local shopping facilities can be found within walking distance of the flat at the nearby Meadowbank Retail Park, here you can provide everything for all your monthly requirements.

There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Holyrood Park, which is only a stone's throw from the property.

Regular bus service is within minutes from the property will take you west to the city centre or east via Portobello into the heart of East Lothian.



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