

16/PF1 Waverley Park

HOLYROOD PARK, EDINBURGH, EH8 8ET



*Spacious Modern 1-Bedroom Apartment With
Private Access To Rear Communal Garden*



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McEwan Fraser Legal is delighted to present this one-bedroom flat in Abbeyhill.

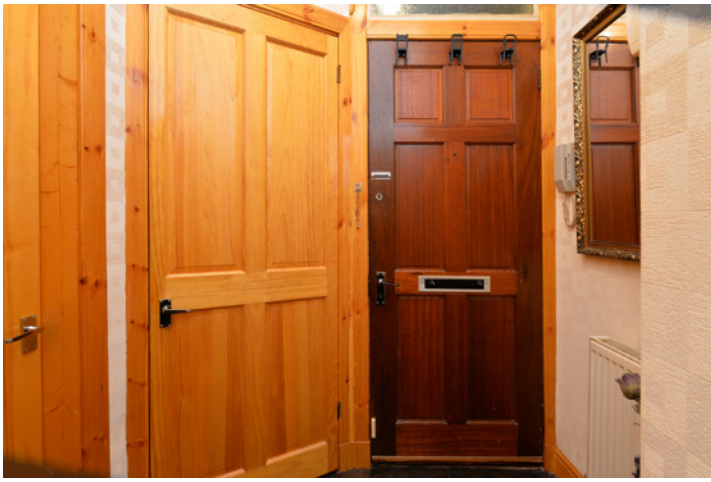
THE LIVING ROOM/KITCHEN



Inside, the property comprises of:

- Bright and spacious living area with French doors giving private access to the communal garden.
- Fully equipped, newly refurbished, 3 year old kitchen with gas hob fitted.
- A handy box room as well as plenty cupboard space throughout for extra storage.





- One sizeable bedroom with fitted wardrobes.
- Along with a large storage cupboard.
- Main three-piece shower room fitted within the last three years.

THE SHOWER ROOM



THE BEDROOM



In addition, the property includes plenty of on-street parking, double glazed windows and gas central heating. This efficiency caters to cost-effective bills all year round.

Abbeyhill boasts a blend of history and urban living, with Arthur's Seat and Holyrood Palace on your doorstep. Discover vibrant culture, a friendly community, and easy city access in this charming neighbourhood.

EXTERNALS

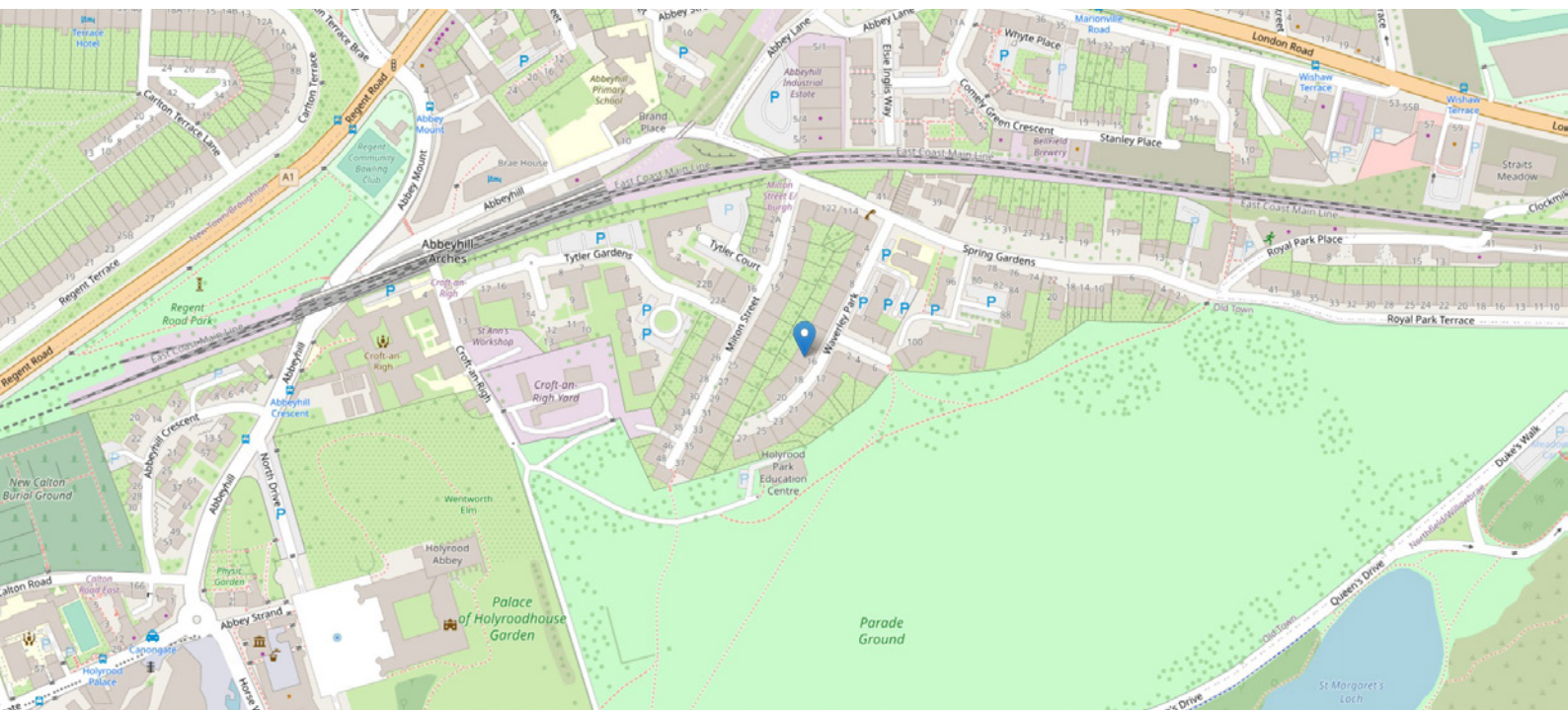


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room /Kitchen	5.10m (16'9") x 3.12m (10'3")	Gross internal floor area (m ²): 38m ²
Shower Room	2.03m (6'8") x 1.21m (4')	
Bedroom	4.19m (13'9") x 2.45m (8')	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 1890's. 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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