



4 (pf2) Waverley Park Edinburgh, EH8 8EX

Offers Over £190,000

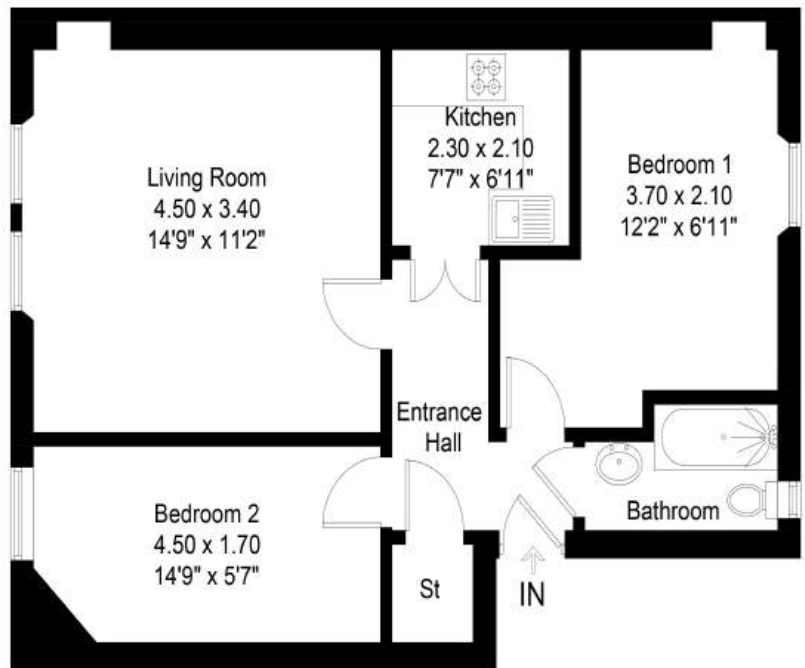
Viewings: Please call 07771 757 911

**A Ground Floor Traditional Tenement Flat Now In
Need Of Some Refurbishment, Conveniently Situated
For Accessing The Scottish Parliament, Holyrood
Park And Abundant Shops, Services & Bus Links**

- Living Room
- Kitchen
- 2-Bedrooms
- Bathroom
- Hallway
- Integral Storage
- Double Glazing
- Gas Central Heating
- Shared Garden



4/2 Waverley Park



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

The Accommodation

This dual-aspect, ground floor flat occupies a traditional tenement that is ideally situated for accessing the Scottish Parliament, Holyrood Park and the extensive shopping and transport links that are available in and around the Abbeyhill & Meadowbank area.

The property benefits from modern double glazing and gas central heating with a *combi* boiler. The kitchen includes a gas hob and electric oven, plus a washing machine, whilst the bathroom has an electric shower over the bath. There are fitted floor coverings throughout. Appealing original features include ornate ceiling cornice and timber details, although the flat might otherwise be considered in need of refurbishment.

To book your viewing, call the agent on:

07771 757 911

Energy Rating: D Council Tax Band: B

Abbeyhill lies just to the east of Edinburgh city centre, within walking distance of Prince's Street. Multiple bus routes passing along London Road offer easy access to and from the city and beyond. Meadowbank Shopping Centre is only moments away and includes a Sainsbury's supermarket and other well known High Street brands, whilst equally close at hand there is no shortage of smaller shops serving day-to-day needs. The area continues to develop with, for example, the new sports centre at Meadowbank. Abbeyhill is convenient for reaching the bars, cafes and diversity of leisure options at The Omni Centre, Leith Walk, Broughton Street and the new St James Quarter. The Scottish Parliament is within easy walking distance, the open green space of Holyrood Park and Arthur's Seat being just across the street. Refer to the ESPC webpage for school catchments.

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



Your Personal Professional Property Service

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