



41 WAVERLEY PLACE

ABBEYHILL, EDINBURGH, EH7 5SA



1 PUBLIC



3 BED



1 BATH

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41

WAVERLEY PLACE

Covering the first and second floor, this main-door double upper colony flat is part a traditional building. The three-bedroom property offers spacious accommodation that is well-presented throughout in light neutral hues. In addition, it benefits from a private garden that has an easy-to-maintain design, which is well-suited to alfresco dining in the sun. The property also benefits from a central location in sought-after Abbeyhill, near outstanding amenities and transport links, including the new tramline on Leith Walk. Furthermore, the city centre is within brisk walking distance as well.

Features

- A spacious double upper colony flat
- Abbeyhill Colonies conservation area
- Lightly decorated interiors
- Private main-door entrance
- Vestibule and hall with built-in storage
- Bright and airy living room
- Large and well-appointed dining kitchen
- Landing with a generous store
- Two double bedrooms with dormer windows
- Versatile single bedroom/office
- 4pc bathroom with a shower cubicle
- Low-maintenance garden with storage
- Unrestricted on-street parking
- Gas central heating and double glazing



“...A spacious double upper colony flat in the Abbeyhill Colonies conservation area with lightly decorated interiors...”



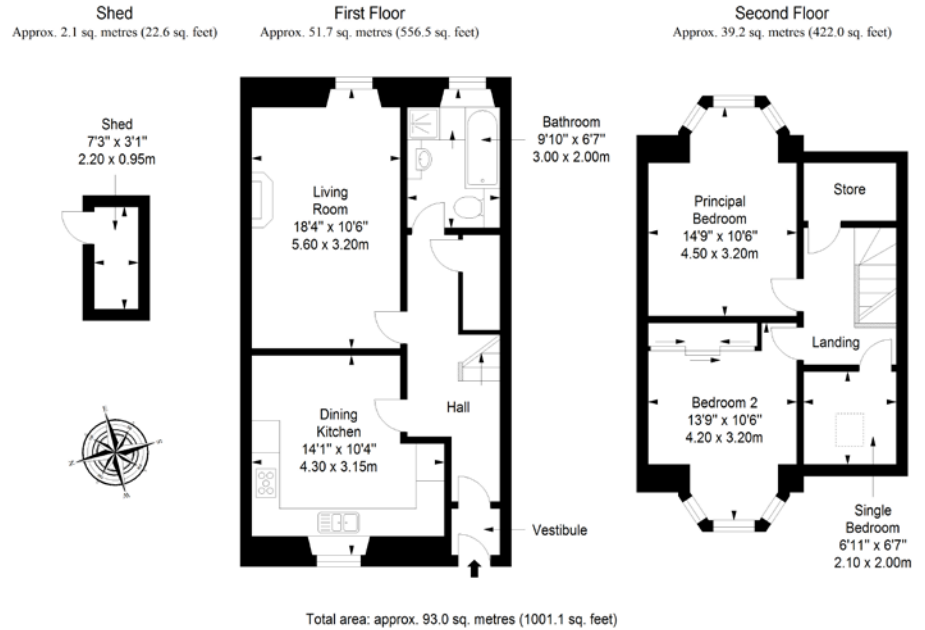
EPC Rating: D

Home Report Value £365,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, integrated appliances (gas cooker, oven, microwave oven, fridge/freezer, and dishwasher), a washer, and a dryer to be included in the sale.



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CHARTERED FIRM

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