



44 Waverley Place,
Abbeyhill, Edinburgh, EH7 5SA

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Open-plan living room/kitchen with appliances.
- Good-sized double bedroom.
- Single bedroom/study.
- Shower room.
- Gas central heating.
- Double glazing.
- Small patio area to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A main door ground floor, part of the charming traditional colonies in the vibrant Abbeyhill district of the city, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property is in need of modernisation and redecoration but offers excellent potential to make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

LOCATION

Abbeyhill lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsburys food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, a café, outdoor football pitch, athletics track and a choice of fitness studios. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre

COUNCIL TAX BAND

B.

TRAIN STATION

APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.

AIRPORT

APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 100 METRES.

EXTRAS:

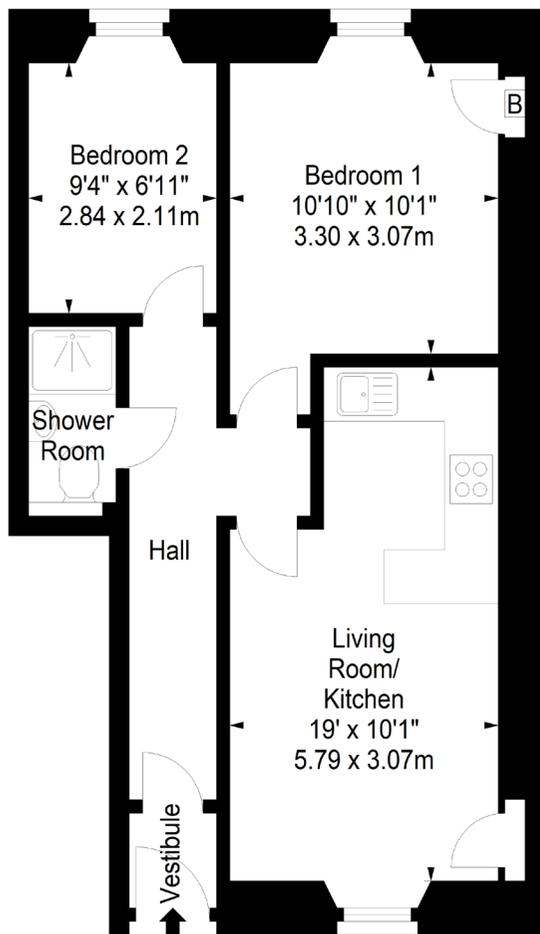
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE KITCHEN APPLIANCES.



Waverley Place,
Edinburgh,
Midlothian, EH7 5SA



Approx. Gross Internal Area
498 Sq Ft - 46.26 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.