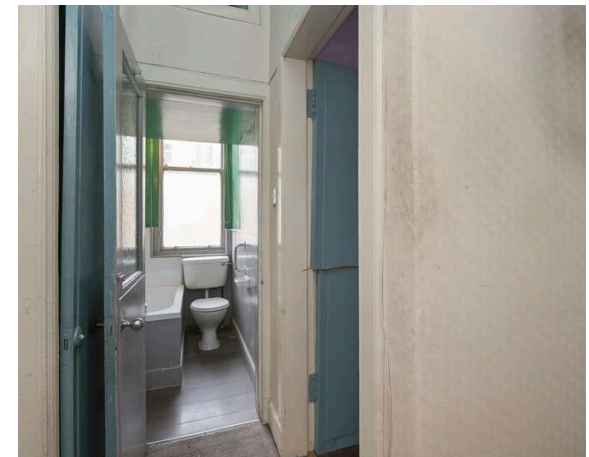




18 (2f2), Flat 10, Waverley Park, Edinburgh, EH8 8ET

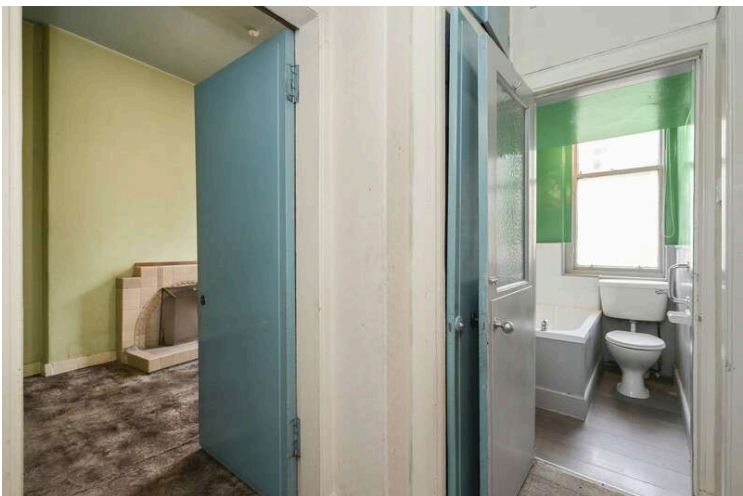
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Second floor one bedroom flat forming part of a traditional Victorian tenement building which is now in need of complete modernisation. The property is conveniently located in the Abbeyhill area of Edinburgh offering a central location with many amenities and city centre attractions just a short distance away. Given how popular this area can be, we would recommend an early viewing.

- Reception hallway.
- Living/dining room front facing.
- Kitchenette located off the hallway.
- Double bedroom.
- Bathroom comprising WC, wash hand basin and bath.
- Secure entry system.
- Shared communal garden.
- Permit and metered parking.



## Location

Abbeyhill is a popular residential district lying to the east of Edinburgh's city centre. Local shops cater for everyday needs, Meadowbank Retail Park with its' selection of high street stores, a Sainsbury's supermarket and outlets only a short distance from the property. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, the Royal Commonwealth Pool, and pleasant walks along the Royal Mile, Calton Hill, Arthur's Seat and Holyrood Park. There are also several popular bars, cafes, and restaurants nearby. Regular buses operate to and from the city centre and surrounding areas, with Waverley Train Station, York Place Tram stop and St Andrew's Bus Station within close proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

## Extras

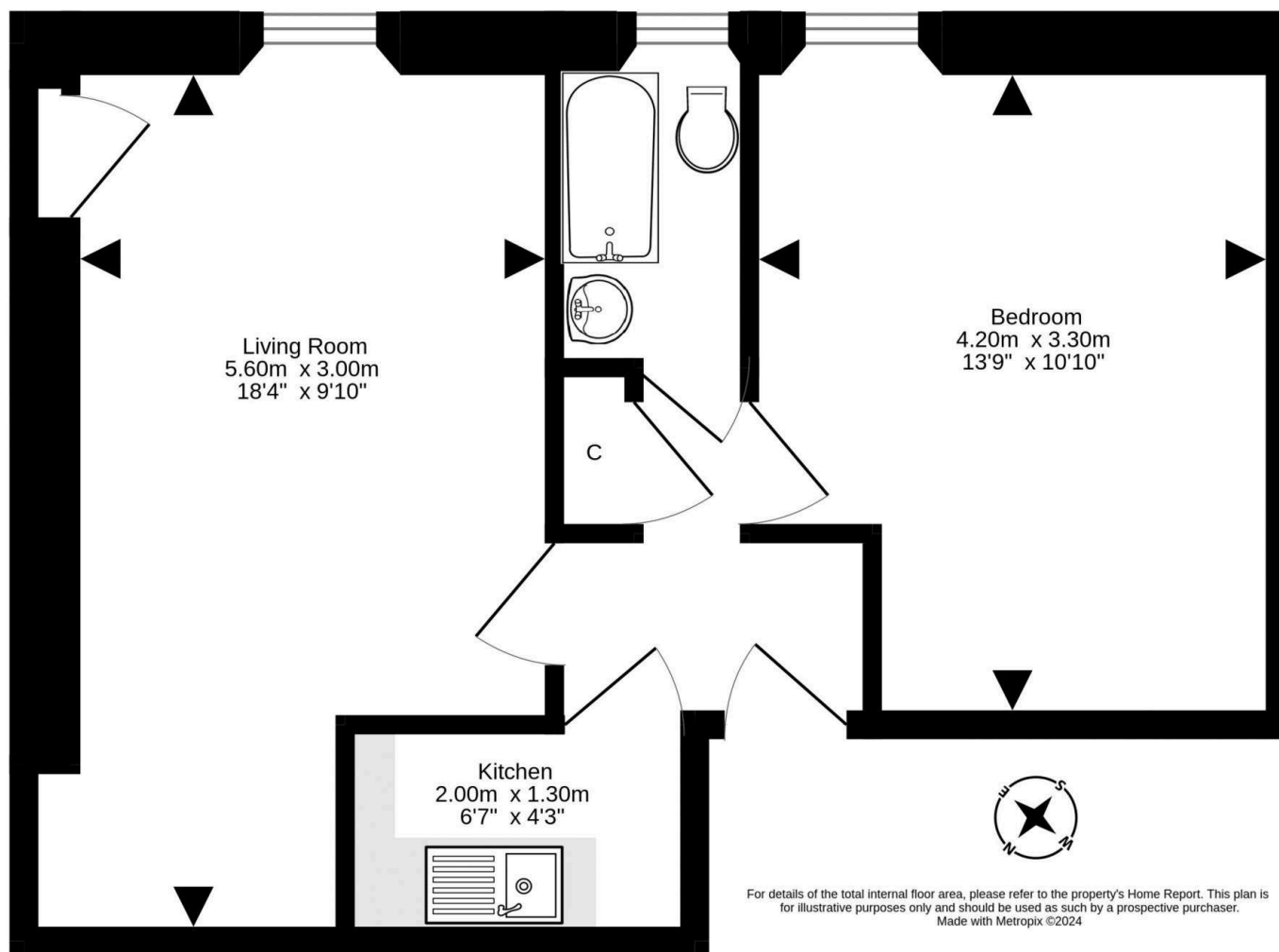
Included in the sale are the fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - E





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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