

COULTERS®

# 27 3F4 WAVERLEY PARK

ABBAYHILL, EDINBURGH, EH8 8ES

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Quietly situated at the end of a peaceful residential street, this top floor flat has a truly exceptional, unobstructed view of Arthur's Seat and Holyrood Park. Just a short walk from the bottom of the Royal Mile, it offers a truly unique location that provides quick access to city centre amenities yet with the benefit of tranquility and a stunning outlook over Edinburgh's most iconic park.

Inside, the central hall opens onto a lovely open plan kitchen and sitting room. The sitting room has a traditional Edinburgh press, feature fireplace with hearth and electric stove, and a charming window seat which has dual functionality as both the perfect spot to admire the views and also to provide storage. The kitchen has integrated appliances and a handy breakfast bar. A sizeable box room is accessed from next to the kitchen and offers the ideal space for home working, or future potential to expand the kitchen (subject to the necessary consents). The double bedroom has built-in wardrobes and also boasts breathtaking views. Completed in the summer, the shower room has been beautifully finished to a very high standard and features luxuries that include under floor heating and a double heightened towel rail which can be powered by either gas or electric and set to an exact temperature.

## KEY FEATURES



One bedroom top floor flat



Outstanding direct view of Arthur's Seat



Stylish shower room recently fitted



Communal gardens and permit parking



Easy access to Holyrood Park



Meadowbank Sports Centre and Retail Park nearby



Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

There is a large communal garden accessed from the shared stair. It is well-maintained and backs directly onto Holyrood Park, making it a tranquil place to enjoy the outdoors. Permit holder parking is available on the street outside.

## EXTRAS

All curtains, blinds, light fittings (excluding sconces in the bedroom), fitted flooring and white goods are included in the sale price.



## THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park borders the property and is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away.

An excellent bus service operates from London Road with quick access to the city centre as well as out to Portobello and the beautiful East Lothian coast.

## GET IN TOUCH



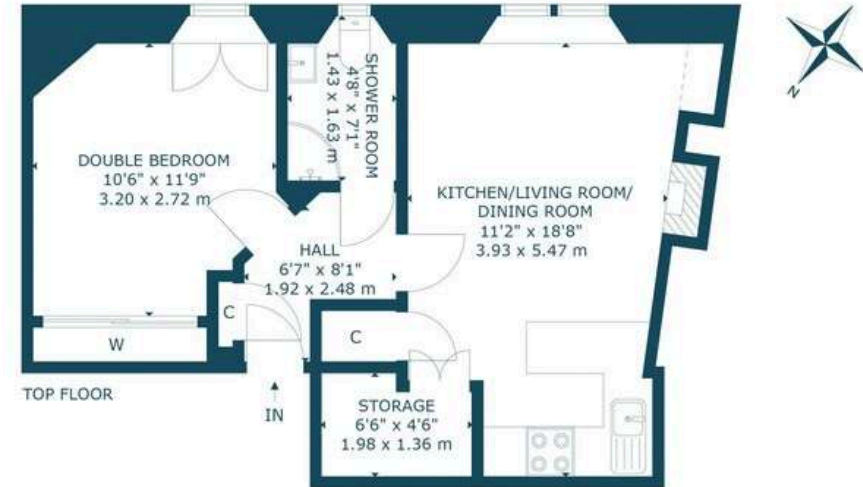
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27 3F4 WAVERLEY PARK, EDINBURGH, EH8 8ES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 455 SQ FT / 43 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.