



DMD | SOLICITORS &
ESTATE AGENTS

18/8 Waverley Park, Edinburgh, EH8 8ET

Description

Well presented first floor flat forming part of a traditional stone built Victorian tenement and with lovely period features. It has been freshly decorated and is in move-in condition. It is within walking distance of the City Centre and Holyrood Park. It has gas central heating with a Baxi combi boiler and modern UPVC double glazing with fitted window blinds.

The accommodation comprises:

- Entrance hall with original door bell and pull, storage alcoves and box room (with stained glass internal window)
- Generous living / dining / kitchen fitted with oak style laminate flooring and a range of farmhouse style units with laminate granite effect worktops with breakfast bar, inset stainless steel sink and appliances including electric ceramic hob, extractor hood, washing machine and dishwasher
- Modern shower room with corner shower enclosure with mains pressure shower, WC, pedestal wash basin and heated towel rail. It is partially tiled with travertine tiles and multi panel in the shower area
- Spacious double bedroom with original fireplace with tiled hearth and cast-iron surround and window overlooking the garden

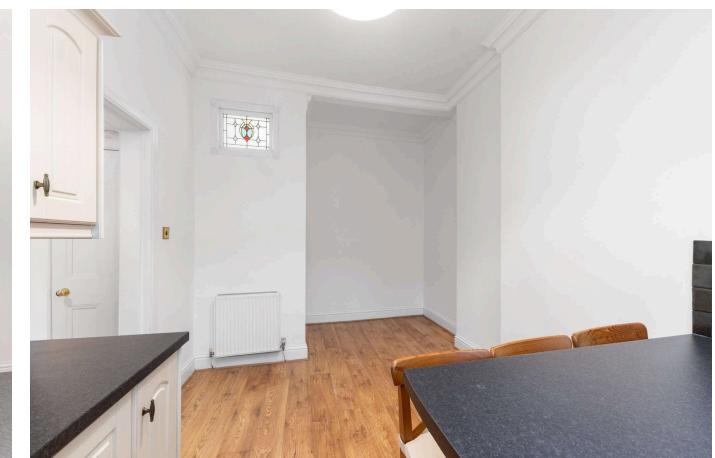


 Offers over £175,000

Viewings by appointment through web enquiry, email or telephone.

0131 316 4666

 EPC RATING C



 LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?
We offer free market appraisals on request

Location

The property is situated in Abbeyhill / Meadowbank to the east of the Edinburgh city centre and approximately one mile from Princes Street. It is within walking distance of the City Centre and also has frequent bus services along London Road towards Princes Street. Local amenities include a wide range of shops, theatres, cinemas and bars. Meadowbank Retail Park is a short walk from the property and has a Sainsbury's supermarket and large retail outlets offering extensive shopping facilities. Nearby Holyrood Park provides a choice of pleasant walks. (within a one minute walk) There is also a convenience store nearby. As the property is located on a cul de sac, there is no through traffic.

Outside and Gardens

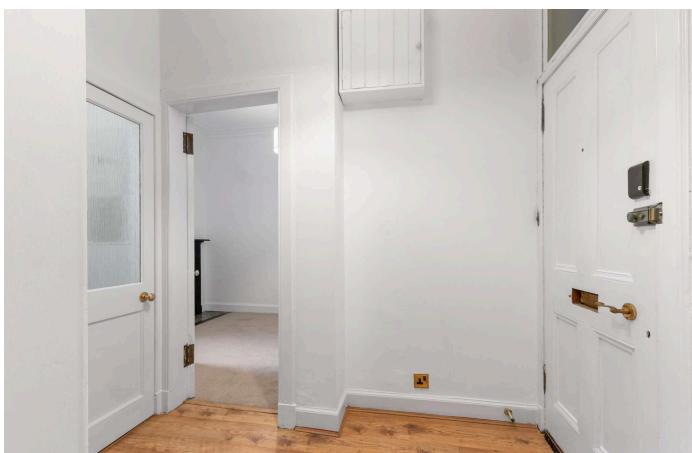
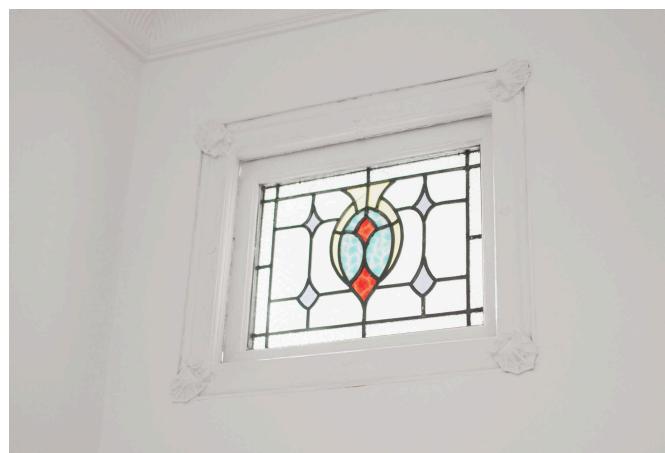
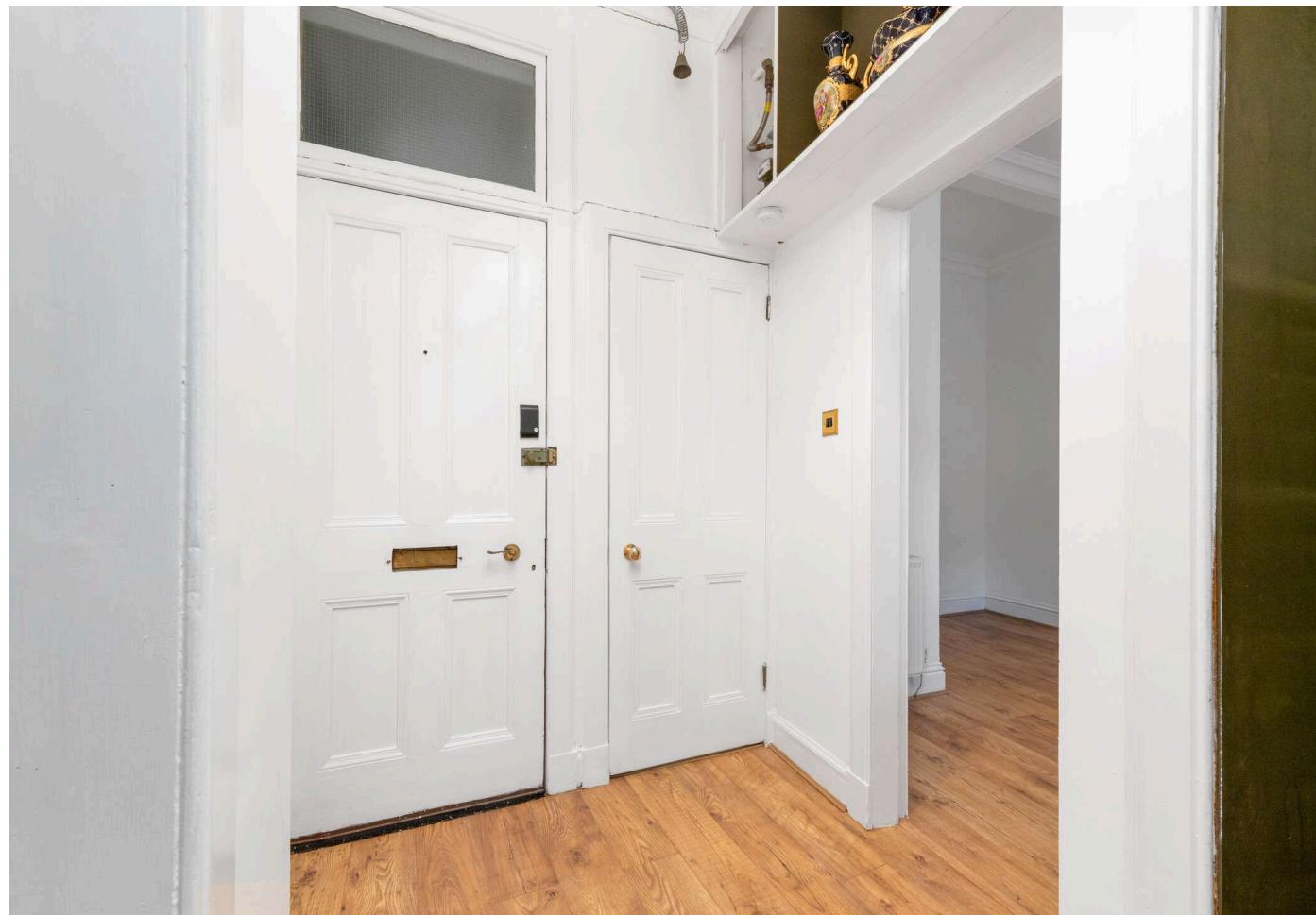
There is a pleasant shared garden to the rear of the property which has a drying area. There is on street parking available nearby, which is a mixture of metered, resident permit and there are some streets in the vicinity that are still unrestricted.

Extras

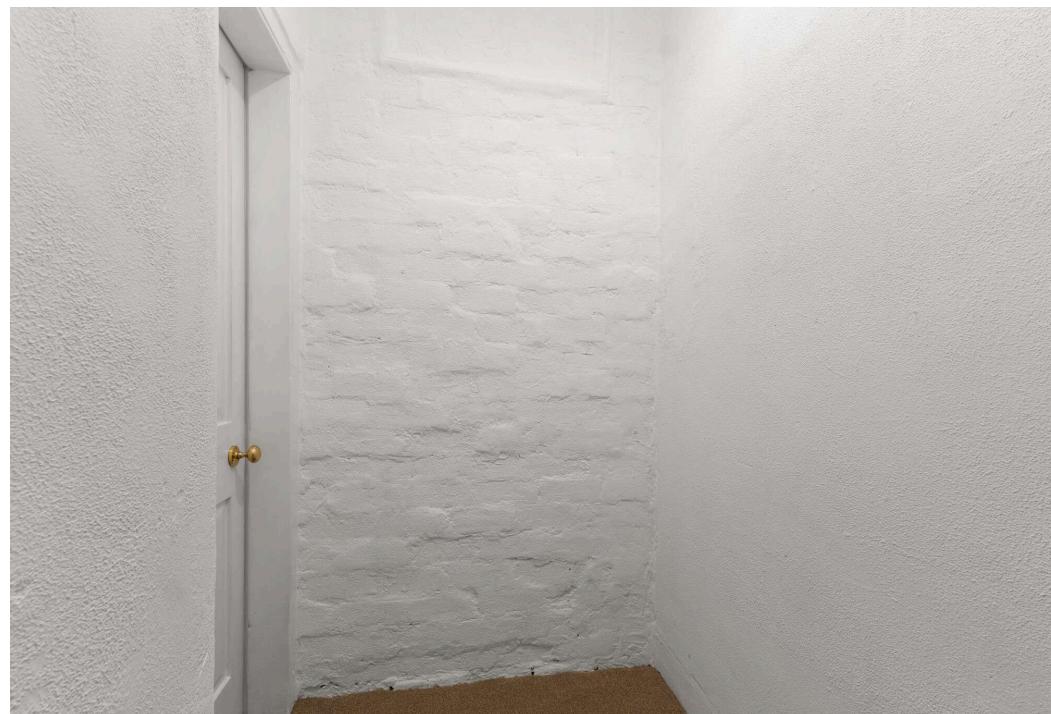
The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council tax

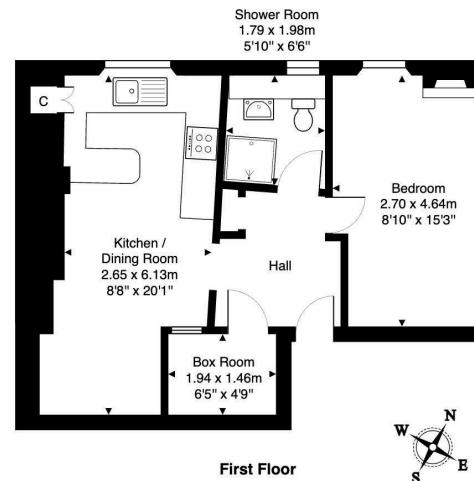
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.







18/8 Waverly Park, Edinburgh, EH8 8ET



Total Area: 41.7 m² ... 449 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove