

MACKAY SINCLAIR

W.S.

Solicitors & Estate Agents

7 WAVERLEY PLACE

EDINBURGH

EH7 5RZ

Offers Over £225,000



Features:

This charming ground floor colony flat offers an excellent opportunity for first-time buyers, professionals, downsizers or investors seeking a home in the highly desirable Abbeyhill district of Edinburgh. Combining traditional character with practical living space, the property benefits from a private front garden, gas central heating and a private cellar, all within walking distance of Holyrood Park, the city centre and an excellent range of local amenities.

Viewing:

Open viewing 12-2pm Sundays or by appointment

All window furnishings, floor coverings, light fixtures and appliances are included in the sale. No warranties or guarantees will be provided.

**11 – 15 Easter Road
EDINBURGH
EH7 5PJ**

**Tel. 0131 652 1166
Fax. 0131 652 1199**

Key Features:

- Living Room: Bright and spacious lounge featuring an attractive original fireplace with gas fire, providing a comfortable living and entertaining space.
- Bedroom: Well-proportioned double bedroom with ample room for freestanding furniture.
- Kitchen: Fitted kitchen with a range of wall and base mounted units, good worktop space and gas central heating boiler.
- Shower Room: Modern shower room fitted with WC, wash hand basin and electric shower.
- Cellar: Useful private cellar providing additional storage.
- Garden: Private front garden bounded by traditional stone walls.
- Heating: Gas central heating and double glazing throughout.
- Parking: On-street parking and resident permit parking available nearby.

Additional Information:

Situated within the popular Abbeyhill area, this traditional lower colony flat forms part of a well-established residential neighbourhood just east of Edinburgh's city centre. The accommodation comprises an entrance vestibule, welcoming hallway, bright lounge, double bedroom, fitted kitchen and modern shower room. The property also benefits from a private cellar, gas central heating, double glazed windows and a private front garden.

Abbeyhill is a highly sought-after location, offering excellent access to Holyrood Park, Arthur's Seat, Calton Hill and the Scottish Parliament. The nearby Meadowbank Retail Park provides a wide range of shopping facilities, while independent cafés, restaurants and local shops are all within easy walking distance.





Excellent public transport links connect the area to the city centre, Waverley Station and the surrounding districts, making this an ideal location for commuters and those wishing to enjoy everything Edinburgh has to offer.

The University of Edinburgh's main city campus is also within easy reach. Abbeyhill benefits from excellent bus services across the city and is within easy reach of the tram line to the airport.





**Waverley Place,
Edinburgh,
Midlothian, EH7 5RZ**



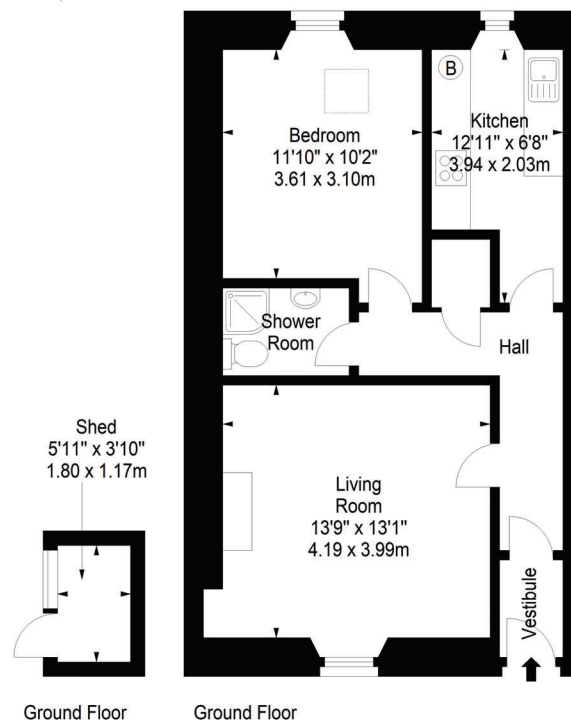
Approx. Gross Internal Area
544 Sq Ft - 50.54 Sq M

Shed

Approx. Gross Internal Area
23 Sq Ft - 2.14 Sq M

For identification only. Not to scale.

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While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties.

In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity.

Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition.

You are urged to seek the advice of the Regional Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase.

Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.