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Offers Over
£180,000

18/11 Waverley Park

Abbeyhill | Edinburgh | EH8 8ET

Well-proportioned one-bedroom second floor flat with a box room forming part of a traditional tenement, ideally located within the popular Abbeyhill area in the heart of Edinburgh. Peacefully positioned close to Holyrood Park and Arthur's Seat, whilst also being within easy reach of excellent city centre amenities and transport links, the property offers comfortable and flexible accommodation and is ideally suited to first-time buyers and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Box room
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming hallway provides access to the accommodation and features a useful press cupboard together with overhead storage cupboards. The bright and airy open-plan lounge/kitchen/diner provides an excellent main living space. The kitchen is well appointed with a range of integrated and freestanding white goods, breakfast bar and under-unit lighting, together with partial tiling to the splash areas. A further press cupboard provides additional storage. The box room is currently utilised as a study and offers excellent flexibility, with potential for use as a home office, dressing room or additional storage space. The good-sized double bedroom benefits from a freestanding wardrobe which will remain with the property, together with ample space for further furniture. The bathroom is fully tiled and fitted with a three-piece suite incorporating a shower over the bath, tiled flooring and heated towel rail.



Further benefits include gas central heating, double glazing and secure door entry.

Gardens & Parking

Externally, the property benefits from access to a shared rear garden. For the car owner, there is permit/metered parking on-street.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, freestanding wardrobe, bar stools, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





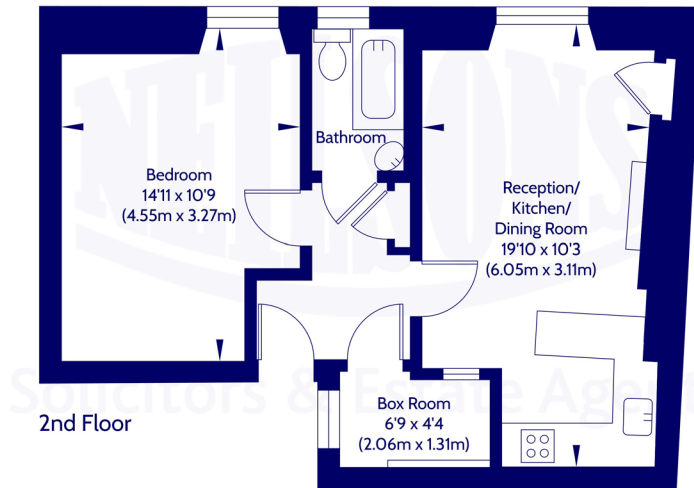
Location

Abbeyhill is a popular area of the city, lying little more than 1 mile east of Princes Street on the edge of Holyrood Park. Princes Street and the designer shops on George Street are within comfortable walking distance or readily accessible via many and frequent bus services. Holyrood Palace and Park and Parliament are also within a few minutes on foot. In addition, The Royal Mile offers a tremendous variety of small speciality shops, cafes, restaurants and bars. The Meadowbank retail park also boasts a large branch of Sainsbury and Lidl, a little further afield, the Fort Kinnaird retail outlet plays host to the majority of High Street stores. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of the Queen's Park. There is a tram stop at York Place providing a direct link with Edinburgh International Airport and Waverley Rail Station is also readily accessible.





Approx. Gross Internal Floor Area 42 Sq M / 454 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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