45 WAVERLY PLACE

Abbeyhill, Edinburgh, EH7 5SA



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CONTENTS

06 **Floorplan**

09 **The property**
A second/third-floor double-upper colony flat with three bedrooms, promising neutrally decorated interiors and a sought-after city location

11 **The entrance**
A lovely introduction to a traditional double-upper colony flat

12 **Reception room**
A dual-aspect reception room with defined living and dining zones

19 **The attractive kitchen**
A fitted kitchen with a popular design

22 **The bedrooms**
Flexible bedrooms for comfortable city living

26 **The bathroom**
Modern styling and a practical four-piece suite

29 **Garden & parking**
The home has the added benefit of a private front garden with a low-maintenance setup

32 **Abbeyhill, Edinburgh**
Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital


45 WAVERLY PLACE

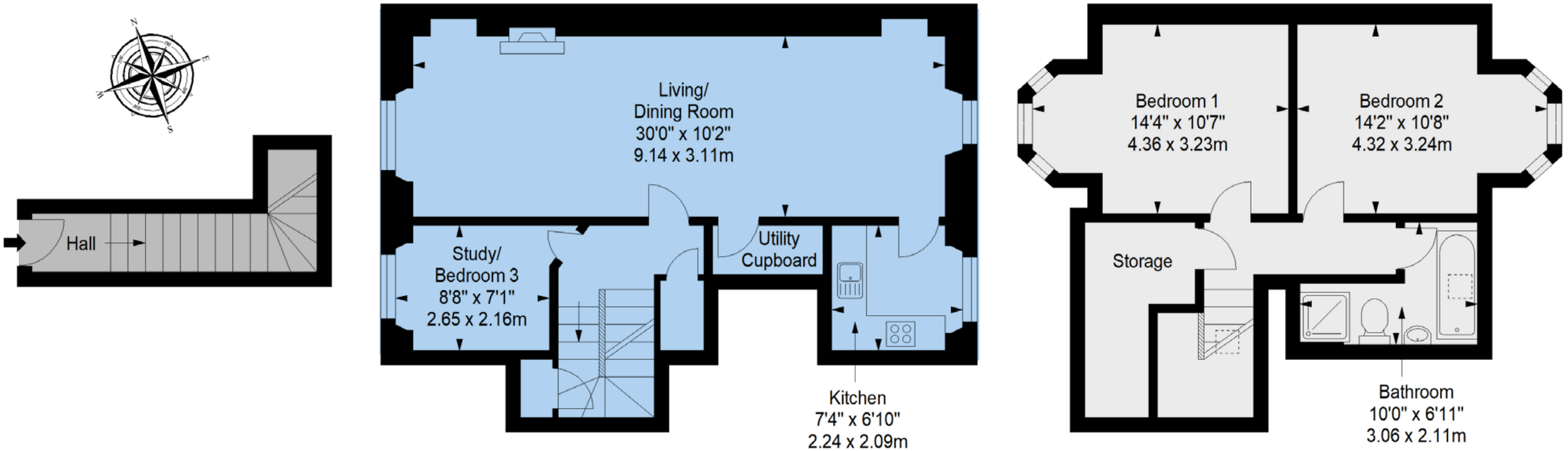
PROPERTY NAME
45 Waverly Place

LOCATION
Abbeyhill, Edinburgh, EH7 5SA

FIRST-FLOOR SECOND-FLOOR THIRD-FLOOR

APPROXIMATE TOTAL AREA:
102.5 sq. metres (1103.3 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Welcome to a second/third-floor double-upper colony flat with three bedrooms, promising neutrally decorated interiors and a sought-after city location in the Abbeyhill Colonies conservation area.



This main-door double-upper colony flat offers the character of traditional architecture with the appeal of modern styling. It boasts a blank canvas of décor throughout and a selection of period details that add further charm. It also features a modern kitchen and four-piece bathroom, as well as a spacious living and dining room. Additionally, this city flat offers the versatility to appeal to first-time buyers, couples, professionals, and young families alike, with its three bedrooms providing the flexibility to meet different stages of life. It also has a brand-new gas boiler installed in October 2026 and new (highly durable) Accoya sash and case windows installed in 2026. A private garden and controlled permit parking bring further appeal.

GENERAL FEATURES

A double-upper second/third-floor colony flat
Within the Abbeyhill Colonies conservation area
Stairs leading up to a private main-door entrance
Neutral interiors throughout and period character
New gas boiler and Accoya sash and case windows
EPC Rating - D | Council Tax band - C

ACCOMMODATION FEATURES

Useful storage at both hall areas and attic access
Open-plan, dual-aspect living and dining room
Attractive kitchen and separate utility cupboard
Two double bedrooms with dormer windows
Versatile third bedroom/study/home office
Modern bathroom fitted with a four-piece suite

EXTERIOR FEATURES

Private front garden with low-maintenance setup
Controlled permit parking available (Zone N6)

A LOVELY INTRODUCTION

to a traditional double-upper colony flat

Set within the Abbeyhill Colonies Conservation Area, the property enjoys a highly desirable setting. The area is also home to the Colony of Artists, an annual, free community arts festival celebrating local creativity. Outstanding amenities are just a brief stroll away, with Leith's vibrant dining and bar scene also within easy reach. Meadowbank Shopping Park is only five minutes away on foot and a state-of-the-art sports centre is just a little further down the road. Schools are also within walking distance, along with some of Edinburgh's finest green spaces. While regular bus links are a stone's throw away and a nearby tramline (from Leith) is readily accessible, the city centre can be walked to in roughly 20 minutes – perfect for a range of lifestyles.

The main-door flat opens at the first floor, leading up to the second and third-floor accommodation, where there is useful storage at both levels. Neutral styling ensures a lovely introduction too, setting the theme of décor found throughout.



RECEPTION ROOM



A dual-aspect reception room with defined living and dining zones

Covering 306 square feet, the open-plan living and dining room stretches the entire depth of the flat. The spacious footprint creates defined zones for comfy sofas and a large dinner table, with both sections framed by an ornate feature fireplace. Dual-aspect windows (with working shutters) bathe the room in natural light as well. Plus, varnished wooden floorboards bring a warm glow of colour to the white aesthetic. A shelved recess for display items completes this inviting reception area.







The open-plan living and dining room stretches the entire depth of the flat



ATTRACTIVE KITCHEN

A fitted kitchen with a popular design

The kitchen is fitted with white cabinetry at base and wall level, making the most of the space. Metro-style splashbacks continue the neutral palette as wood-toned worktops provide a neat line of contrast. It is an attractive look, which is also enhanced by integrated appliances. A separate utility cupboard (just off the living area) provides plumbing for a washer and additional storage space.

FLEXIBLE BEDROOMS









The two double bedrooms are on the third floor, both enjoying a bright and airy aspect enhanced by dormer windows. A study/third bedroom is on the lower level, providing a home office for professionals and added versatility for young families. All three rooms continue the neutral decoration and wooden floorboards, allowing new buyers to easily add their own stamp.

for comfortable city living

... enjoying a bright and airy aspect enhanced by dormer windows...



BATHROOM



Modern styling and a practical four-piece suite

Finished in white tiles and matching décor, the four-piece bathroom (on the third floor) has a modern design that offers comfort and practicality. It features a storage-set washbasin, a toilet, a double-ended bathtub, and a walk-in shower cubicle with a drenching rainfall showerhead.

GARDEN & PARKING

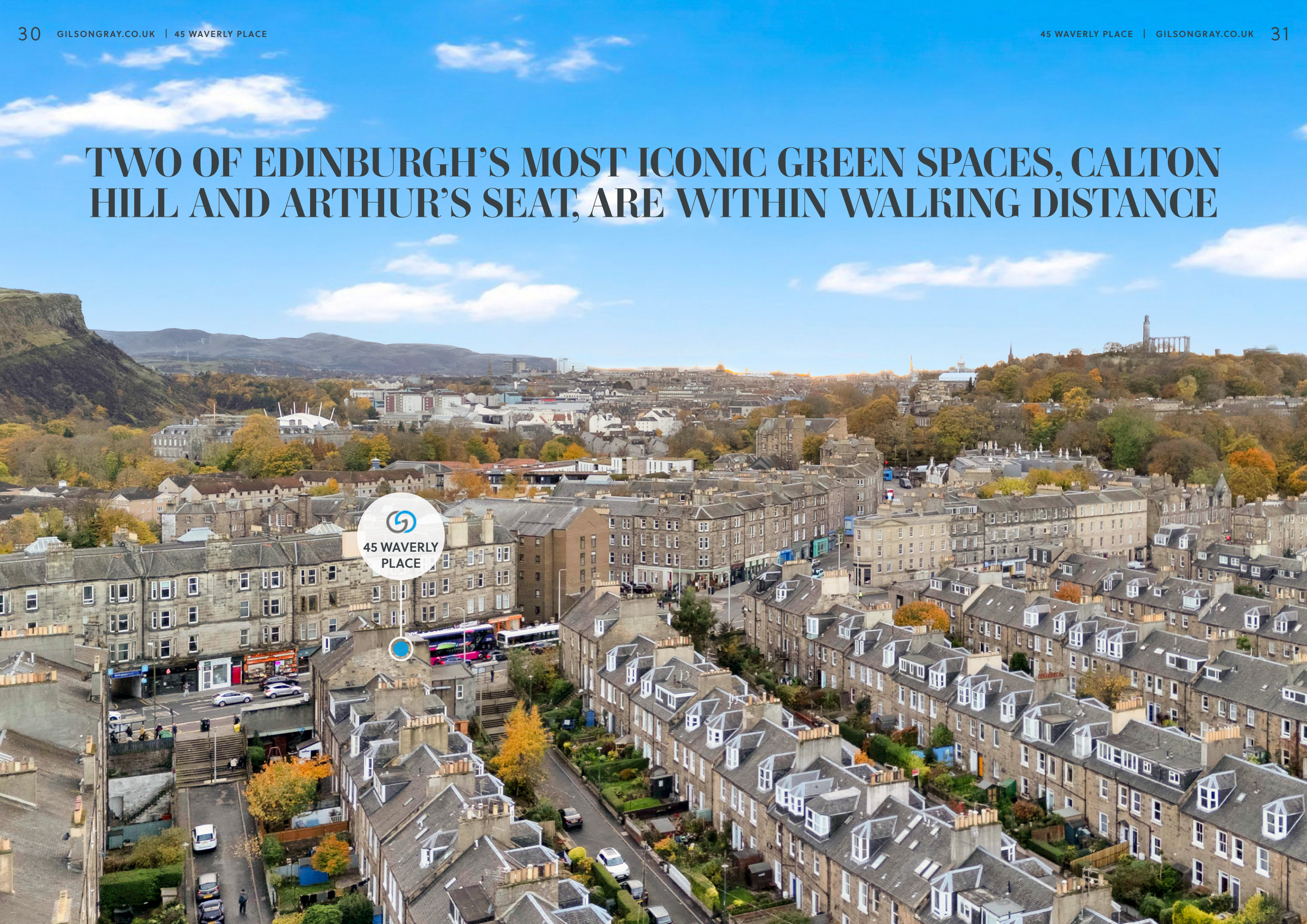


Walk to Edinburgh's iconic hills

Externally, the home has the added benefit of a private front garden with a low-maintenance setup and mature planting. Controlled permit parking (Zone N6) is also available. Additionally, two of Edinburgh's most iconic green spaces (Calton Hill and Arthur's Seat) are within walking distance, allowing homeowners to enjoy an escape to nature and spectacular views across the city.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and dishwasher), a fridge/freezer, and a washer/dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

TWO OF EDINBURGH'S MOST ICONIC GREEN SPACES, CALTON HILL AND ARTHUR'S SEAT, ARE WITHIN WALKING DISTANCE



ABBEYHILL

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.











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