

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

4/4 WAVERLEY PARK TERRACE,  
EDINBURGH,  
MIDLOTHIAN, EH8 8EP



Just minutes from Edinburgh's bustling Easter Road and the scenic green spaces of Holyrood Park, this traditional two-bedroom Abbeyhill apartment lying on a quiet no-through road, offers excellent potential and is now ready for modernisation.

Situated on the first floor, the front door opens into a carpeted hallway leading to a south-west-facing living room. Enjoying captivating views towards Arthur's Seat, this comfortable, well-proportioned space also benefits from a built-in cupboard. Adjoining the living room is a compact kitchen, sharing the same bright orientation and outlook. It is fitted with wall and floor units, worktops, a tiled splashback, and integrated appliances including a gas hob, oven, and extractor hood. The twin-windowed principal double bedroom features high ceilings, attractive cornicing, and warm décor, creating an inviting retreat. A second double bedroom is currently used as a home office/study, offering flexibility for a variety of needs. The accommodation is completed by a family bathroom, which would benefit from refurbishment. Externally, the property enjoys access to a shared garden with uninterrupted and breathtaking views of Arthur's Seat, as well as on-street parking.

**VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226**

#### Property features

- Two-bedroom traditional apartment
- South-west-facing living room with Arthur's Seat views
- Compact kitchen
- Two double bedrooms
- Bathroom
- On-street parking
- Double glazing
- Gas central heating TBC

#### Area

Edinburgh's Abbeyhill lying in the shadow of Arthur's Seat and Holyrood Park and within easy reach of the city centre, offers residents an array of local bars, restaurants, cafès, and retailers. Supermarkets such as Sainsbury's at Meadowbank and Lidl on Easter Road provide convenient shopping options. First-class retailers, entertainment, and eateries are also available at St James Quarter, and the OMNI Centre home of the popular Edinburgh Street Food. Recreational opportunities include those available at Meadowbank Sports Centre. Primary and secondary schooling includes Abbeyhill Primary School and Drummond Community High School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible.

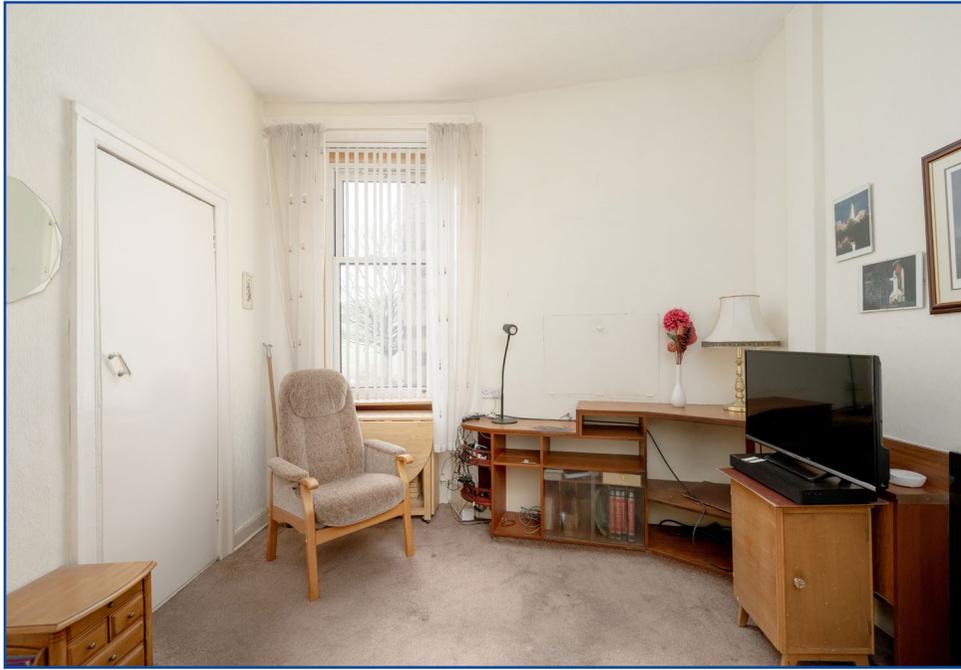
#### EPC Rating: E

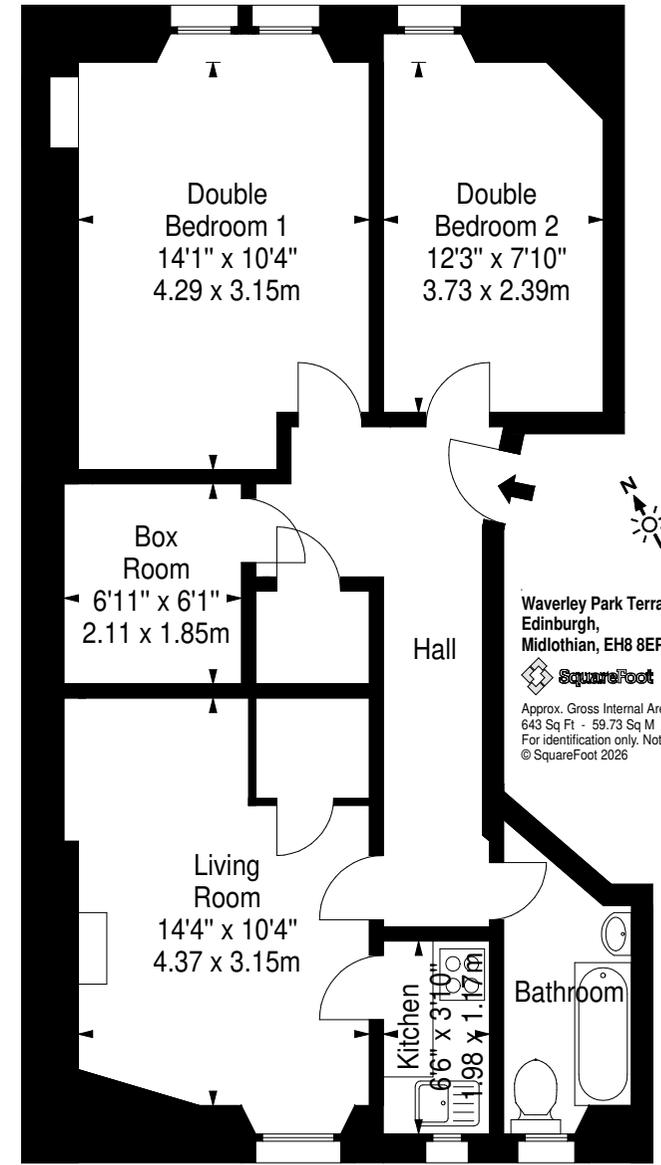
#### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.







First Floor

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