



9/5 Warriston Road

Canonmills, Edinburgh, EH7 4HJ



Welcome to a beautiful two-bedroom first-floor apartment set within a modern development that has a fantastic location by the Water of Leith in Canonmills. The home is finished to high standards throughout, incorporating light neutral interiors and quality fixtures and fittings. It boasts a spacious living area, as well as a premium kitchen and bathroom. Plus, it has excellent storage to maintain a tidy home. The property will be highly popular with a wide variety of buyers, especially amongst city professionals, couples, first-time buyers, and young families.

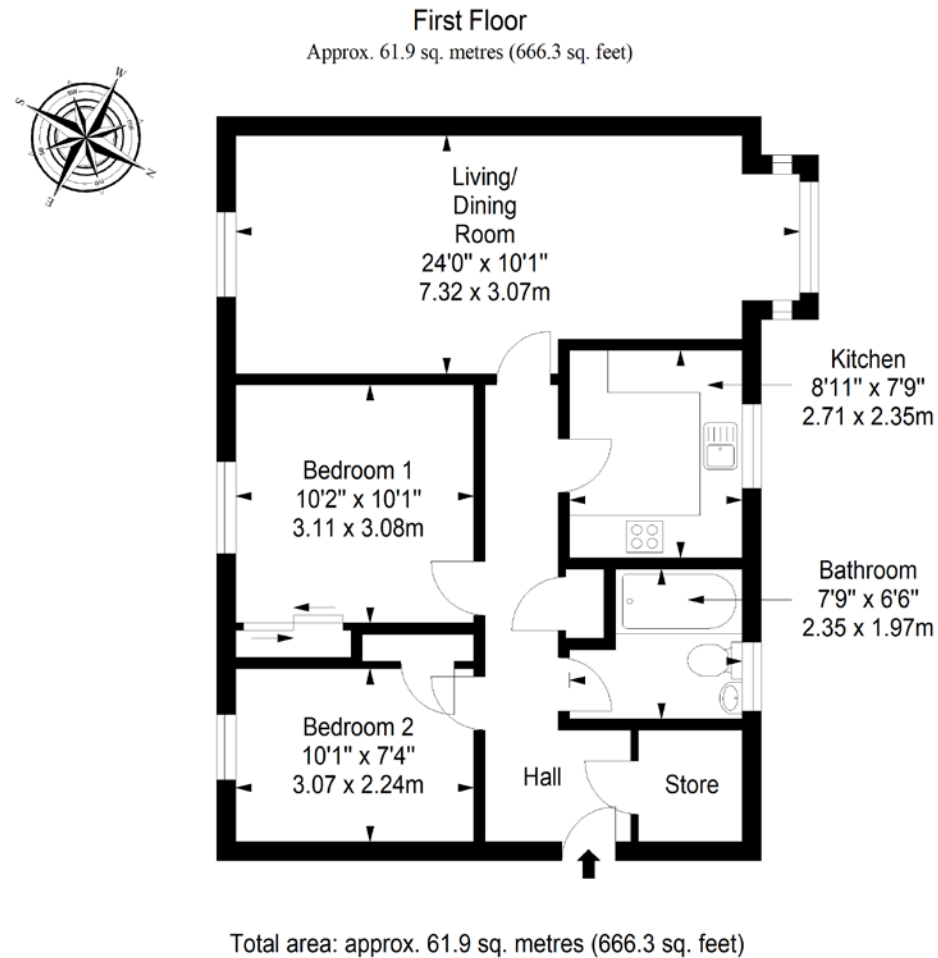
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and an undercounter washing machine to be included in the sale.

Property Features

- Modern first-floor apartment
- Part of a sought-after development
- Desirable location in popular Canonmills
- Attractive interior design throughout
- Hall with built-in store and cupboard
- Living/dining room with multi-aspect windows
- Modern, well-appointed kitchen
- Two bedrooms with built-in wardrobes
- Stylish bathroom with overhead shower
- Well-kept communal garden grounds
- Ample residents' parking
- Electric heating and double glazing
- EPC Rating - D



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106