

35 Warriston Avenue, Inverleith, Edinburgh, EH3 5NB



### Description

With an enviable position in one of the capital's most sought-after areas, is this particularly main door lower villa situated in the heart of the prestigious Inverleith district, a short distance to Inverleith Park and the Royal Botanic Gardens. Occupying a peaceful residential setting, the property provides spacious and easily manageable accommodation which would make an ideal home for an individual, professional couple and those seeking to downsize.

- Vestibule
- Central hallway
- Charming bay windowed living room flooded with light
- Dining room
- Fitted kitchen with door giving access to rear
- Two-well-proportioned double bedrooms
- Wet room
- Gas central heating
- Private gardens the the front and rear
- On street permit parking

### Extras

The curtains, oven, hob, fridge/freezer, washing machine, garden table and garden shed are included.

**EPC Rating: D**

### Price and Viewing

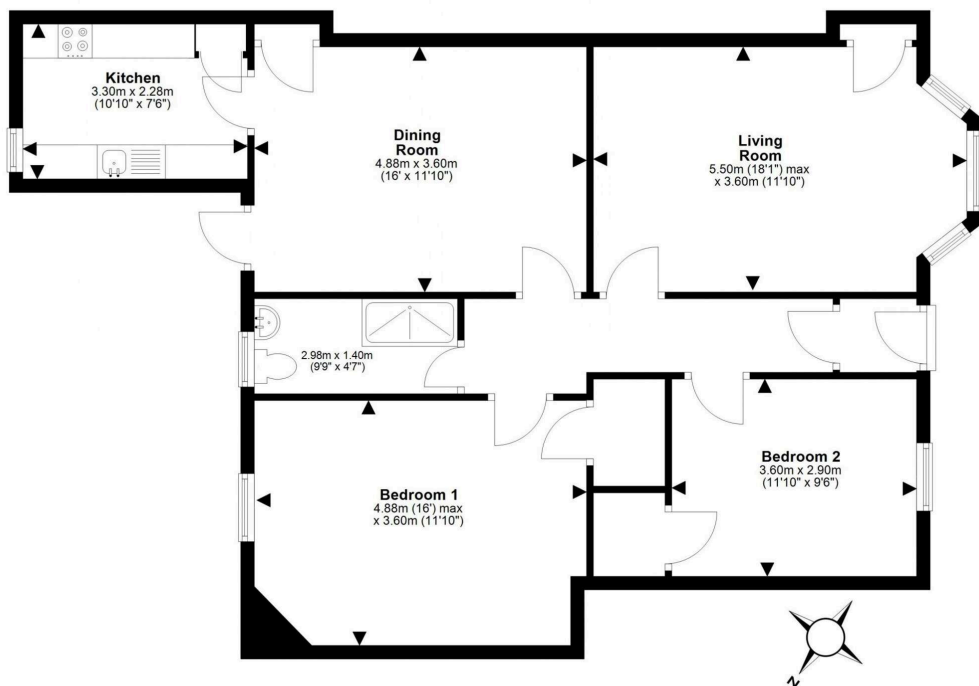
For price and viewing information or further details on this property please contact us on 0131 557 3188.



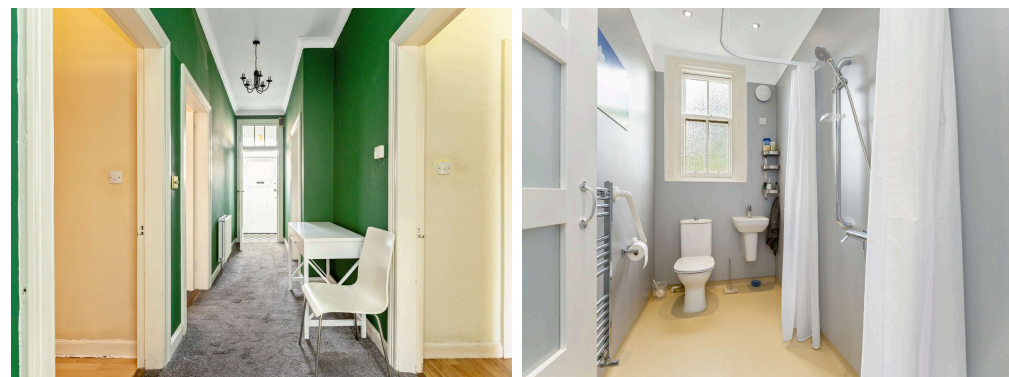
## Location

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes. Stylish restaurants, and fashionable bars such as The Raeburn, Hector's and La Bocca are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including The Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores in Goldenacre along with a large Tesco at Canonmills, Waitrose at Comely Bank, and Morrisons on Ferry Road. The property lies in the catchment area for Broughton Primary School and Drummond High School whilst private school choices include Edinburgh Academy, Fettes College, and George Heriot's School. Easy access to Edinburgh cycling path network. Regular bus services from the end of the street take you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc