



7-1
Powderhall Brae
Warriston, Edinburgh
EH7 4GE



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

This light and airy ground-floor flat has two bedrooms and two shower rooms. It is part of an attractive modern development with communal gardens that lead across the Water of Leith to St Marks Park. The property offers a peaceful, green environment while being conveniently connected to the city by walking, cycling, or taking public transport. There is also ample residents' parking available for car owners.

The interior of the property is elegantly presented with cohesive neutral decor and oak-style flooring. Upon entering, the impeccable finish is instantly apparent. An inviting entrance hall (with useful storage) leads into a bright and spacious reception room that offers a flexible footprint for comfortable seating and dining furniture. From here, glazed double doors lead to the kitchen, allowing for an open connection - perfect for socialising while cooking.

Features

- Peaceful city development beside the Water of Leith
- Immaculate neutral décor
- Spacious ground-floor flat
- Entrance hall with storage and secure entry
- Bright living/dining room, connected to:
- Chic fully integrated kitchen
- Two airy bedrooms with good storage
- Two stylish shower rooms (one en-suite)
- Attractive communal gardens with direct park access
- Two permits for on-site parking
- Gas central heating and double glazing



“...a bright and spacious reception room offers a flexible footprint for comfortable seating and dining furniture.”

The kitchen is appointed with chic sage-green units and a timber-style countertop. It is fully integrated to create an immaculate appearance. Appliances include a fridge freezer, dishwasher, washer dryer, oven, and gas hob with a stainless-steel splashback and feature chimney-style hood.





The home also boasts two well-proportioned bedrooms with generous fitted wardrobes. The largest bedroom has an ensuite shower room with a smart two-tone finish, a WC, a basin and vanity unit, and a rainfall shower. Additionally, there is a second shower room accessed from the hall. This features stylish aqua panelling, a WC suite set into sleek vanity storage, and a walk-in rainfall shower.







The property benefits from gas central heating, full double glazing, and secure entry via a communal vestibule.



◆ ◆ ◆

“Two airy bedrooms with good storage and two stylish shower rooms (one en-suite)”



Outside, the maintained grounds provide residents access to manicured gardens, a play park, and bridge access, over the Water of Leith, directly onto St Marks Park. There is also ample parking available on-site, with two permits allocated to the property.

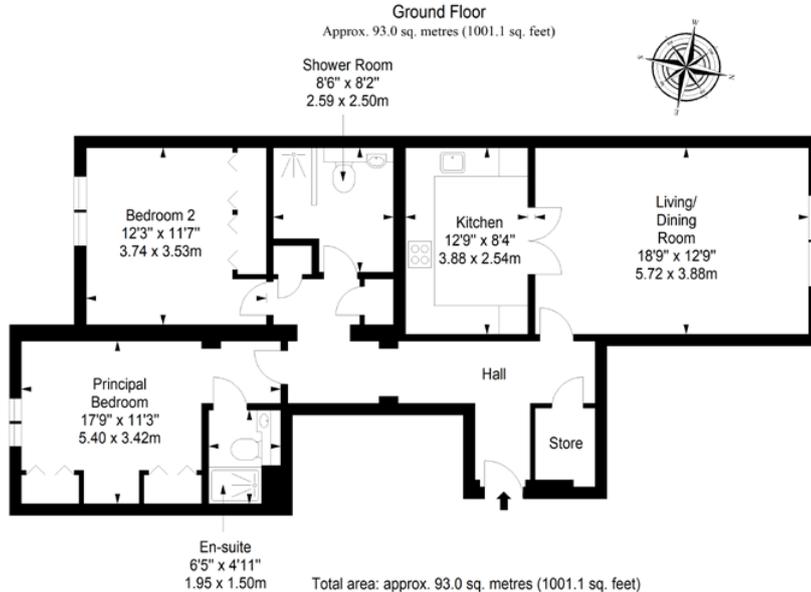




Warriston

Lying east of the Royal Botanic Garden, less than two miles from the city centre, the sought-after suburb of Warriston enjoys an enviable leafy setting. Beautiful open spaces in the surrounding area include Inverleith Park, with its spectacular views of the capital, and the Water of Leith, leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The lively neighbouring area of Stockbridge, with its charming village feel, hosts an eclectic range of independent shops, pubs, cafes, and eateries, as well as a local supermarket. A Waitrose supermarket is located in nearby Comely Bank, whilst further retail outlets and a large Sainsbury's can also be found close by in Craighleith Retail Park. In addition to a wealth of green spaces for outdoor recreation, Glenogle Swim Centre houses Victorian swimming baths and a state-of-the-art gym. Warriston is well-served by regular bus services to the city centre and beyond, with excellent state schooling options at primary and secondary levels. Many of the capital's renowned independent schools are also easily accessible, in particular, Fettes College, which lies beside this desirable district.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

EPC Rating - C | Council tax band - E | Home report Value - £320,000

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances. Furniture may be available by separate negotiation.

ēspc rightmove  Zoopla.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.