

A photograph of a three-story brick building, likely a residential property. The building has a light-colored brick facade on the upper floors and a darker brick base. There are several windows, some with white frames and others with dark frames. A semi-transparent white rectangular box is overlaid on the upper part of the image, containing the text '16-3 Easter Warriston', 'Warriston', 'Edinburgh', and 'EH7 4QX'. The foreground shows a paved area and a grassy lawn with some small plants. In the background, there are trees and a clear blue sky.

16-3 Easter Warriston

Warriston

Edinburgh

EH7 4QX







Bright and spacious ground-floor flat is situated in a quiet cul-de-sac setting off Ferry Road, in a highly regarded residential area. The property is set in an ideal location and is within easy walking distance of the wealth of shops, delicatessens and cafes of Canonmills and Goldenacre. It is close to the City Centre with an excellent bus service providing very quick access to Princes Street.

Lovely walks are situated close by in the Royal Botanic Gardens, Inverleith Park and along the Water of Leith Walkway to Stockbridge. There is also a walkway/cycle path providing access to various parts of the City. Superstores located close by include a Tesco on Broughton Road, Morrisons on Ferry Road and a 24 hour Asda at Newhaven. The Ocean Terminal development and Scottish Government building are only a short car drive/bike ride away. Other facilities nearby include Glenogle Swimming Baths, Stockbridge Public Library and leisure centres including Ainslie Park, Edinburgh Academy and Westwoods at Fettes.



Excellent schooling is available in the area from nursery to secondary level, along with good access to a number of private schools in the City.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The induction hob and oven are included in the sale together with all fitted carpets and blinds. Most other items are available through separate negotiation.

The development features very-well maintained communal gardens which contains a variety of mature shrubs, bushes and trees. A private single garage located close to the flat is available to purchase through separate negotiation.

PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Walk-in cupboard housing combi boiler. Additional shelved airing cupboard.
- Bright and spacious Lounge / Dining room with windows to front, side and rear. TV and telephone points. Space for dining table and chairs.
- Modern and fully fitted Kitchen with matching wall and base units. Integrated induction hob and electric oven. Chimney style hood. The washing machine, fridge and freezer are included in the sale. Ample work surfaces with integrated stainless-steel sink with drainer and tiled splashback. Window to front
- Double Bedroom with window to rear overlooking communal gardens. Built in mirrored wardrobes. Additional built-in wardrobes and high level cabinets.
- Second Bedroom with window to rear. Built in cupboard.
- Wet Room with white two-piece suite comprising wash hand basin and WC. Mixer shower. Frosted window to front. Mirrored cabinet. Extractor



Viewing by appointment on 0131 524 3800







EXTERNAL

The property is set in attractive and well-maintained communal gardens with an attractive array of established plants, shrubs and trees.

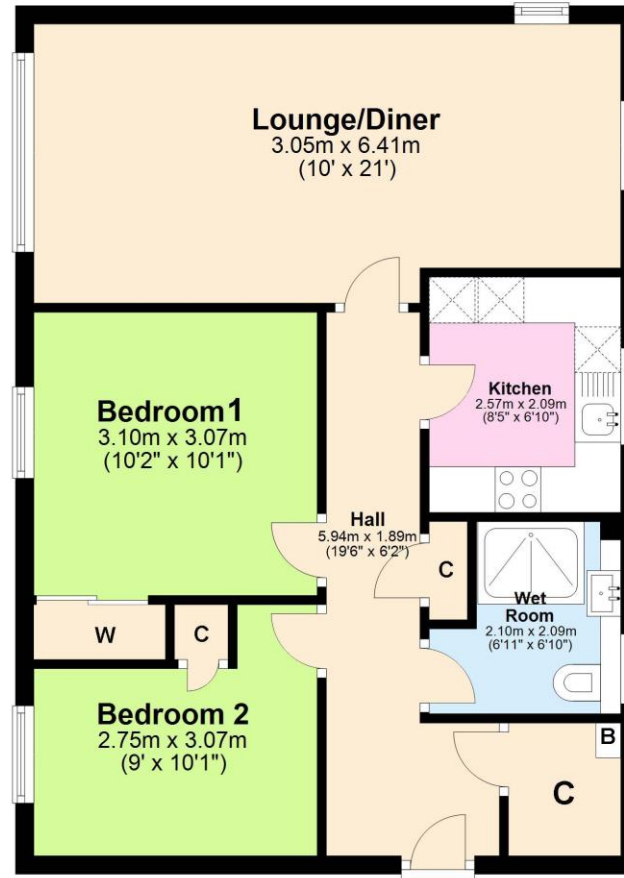
Ample residents parking to the front of the building.

A private single garage located nearby is available to purchase through separate negotiation.

- Energy Efficiency Rating - C
- Council Tax Band - D

Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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