



98/6
Warriston Road
Edinburgh
EH7 4HP





The property which is presented to the market move-in condition in brief comprises; welcoming entrance hallway, spacious and bright living/dining room with twin window to the front, attractive modern fitted kitchen with integrated appliances, two good sized double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

Warriston is a highly sought-after residential district which lies to the North of the City Centre. The immediate area is well served by convenience stores, cafes and restaurants. The City Centre is within walking distance but easily reached by the excellent and regular local public transport system. Good schooling is available from nursery to senior level. The property is only a few minutes from The Royal Botanic Gardens and close to Inverleith Park. Several cycleways and walkways have been created nearby along old railway tracks or along the Water of Leith. Ocean Terminal and Omni Centre both with multi-screen Cinema Complexes, numerous Health and Leisure clubs and two public swimming baths are all within easy reach. The area is ideally suited for the commuter enjoying ease of access to Waverley Railway Station, the Forth Road Bridge and Edinburgh International Airport

Extras: All fitted floor coverings, integrated appliances and light fittings will be included in the sale. Furniture may be available.

EPC Band- C

Council Tax Band- C









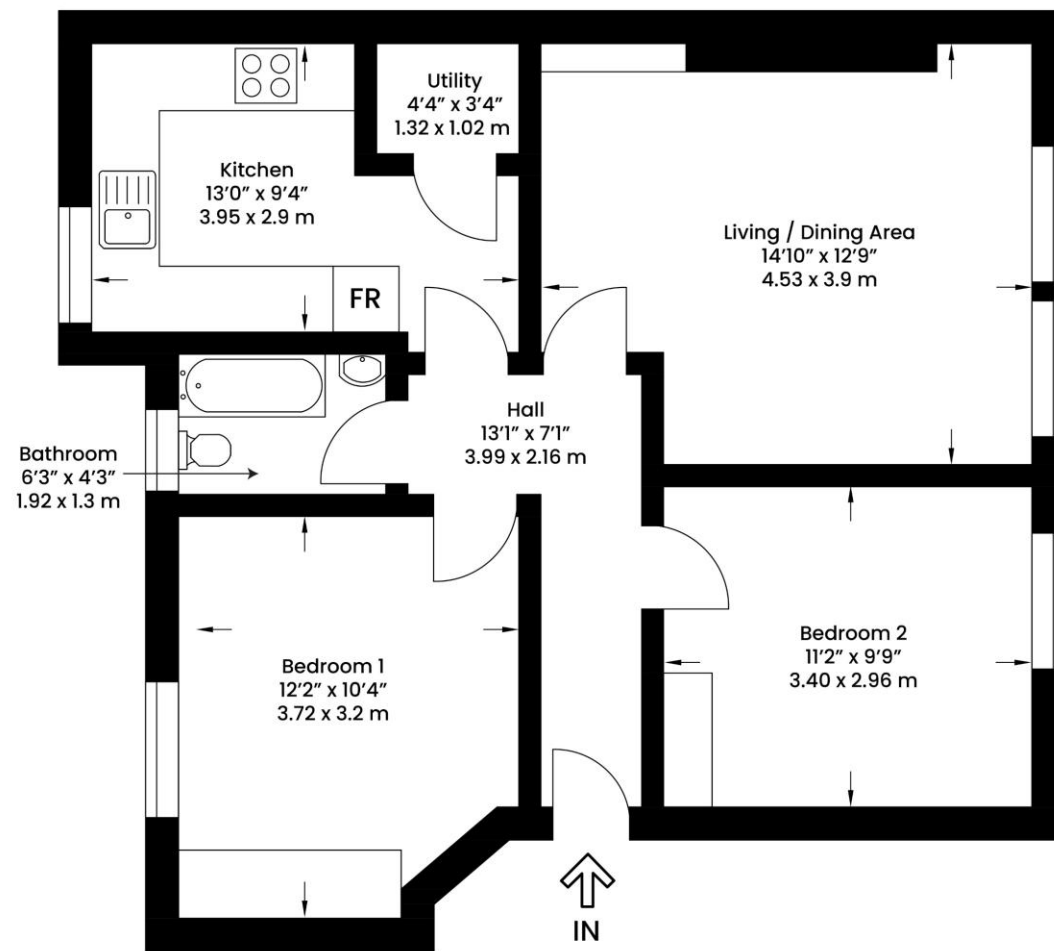












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

