





Welcome

Welcome to Warriston Drive, this charming double upper, four bedroom top floor flat, located close to the royal Botanical Garden and boasting stunning views the iconic Edinburgh Castle and Pentland Hills offers excellent bright and spacious accommodation, suited to the growing family, first time buyer, or indeed a fantastic investment opportunity. The property is arranged over two floors and has been carefully extended by the current owner, further benefits include a beautiful, shared garden to the rear, a charming private balcony and resident permit parking with further metered parking available. The property is ideally located in the sought after Inverleith area of Edinburgh, close to an abundance of local amenities, specialised shops, bars and restaurants, with swift transport links to the city centre. Presented to the market in excellent order throughout we would recommend an early viewing



Reception hallway with good storage facilities.

Dual aspect living dining room.

Fully fitted kitchen.

Two bedrooms located on the first floor.

Further two bedrooms on the on the upper level with kitchen facilities.

Bathroom comprising WC wash hand basin bath with shower over.

Shower room located on the upper level.

Mixed glazing.

Gas central heating.

Secure storage cupboard.

Beautiful, shared garden to the rear.

Permit and metered parking available.





Inverleith

Inverleith is an affluent and established residential district close to the city centre. The Royal Botanic Gardens are within moments of the property as is the pleasant walkway of the Water of Leith. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are great local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centers are in easy driving distance and there is good road access both to the east and west.

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included. Some of the furniture may be available by separate negotiation.





Get in touch

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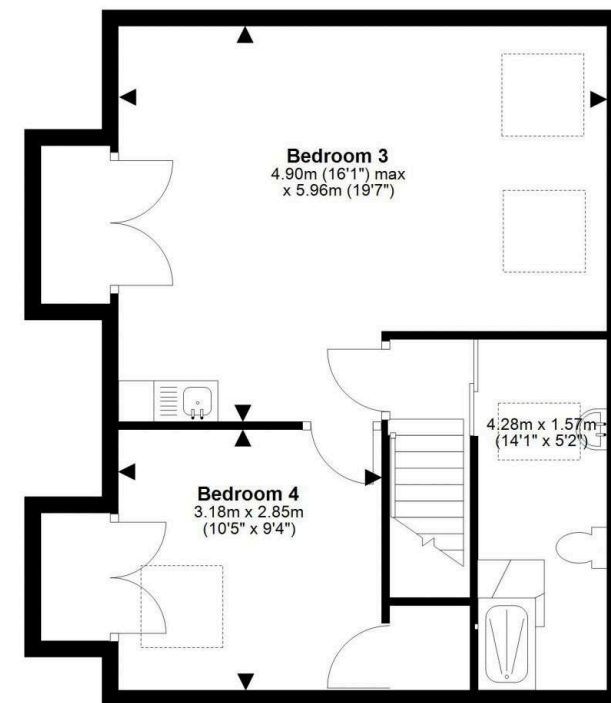
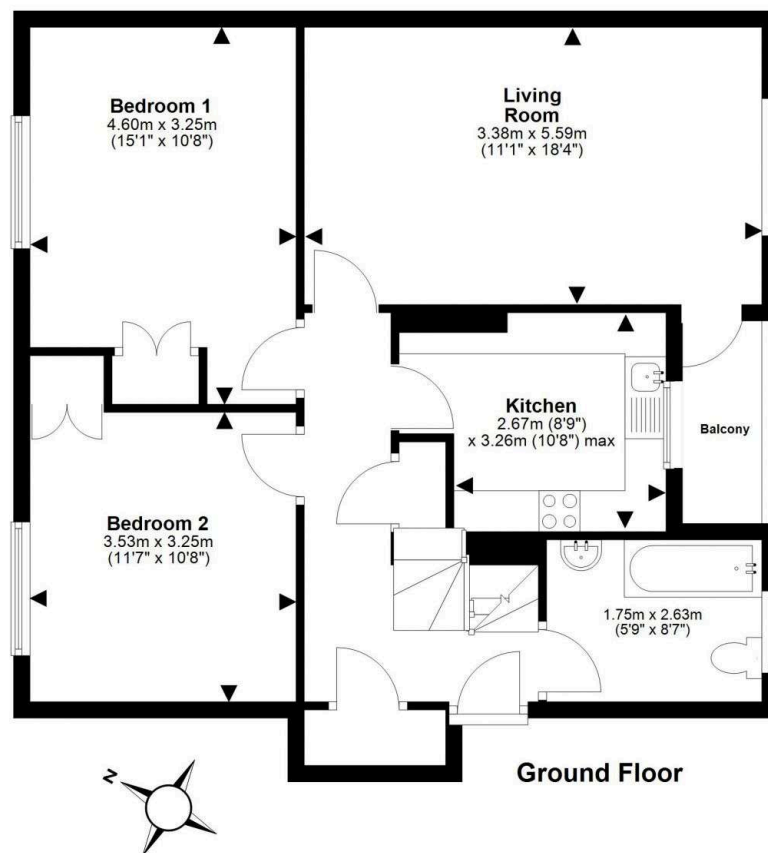
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor

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.