



Well-proportioned accommodation

Two-bedroom, terraced house



A beautifully presented, two-bedroom terraced property which has a pleasing open outlook to the front. It offers well-proportioned accommodation over two levels with gardens and garage. It is located in the much sought-after residential area of Warriston in Edinburgh. This beautiful home has been decorated nicely throughout and is presented to the market in move-in condition. On the ground floor, the spacious living/dining room with picture window to the front provides a light filled reception space, a perfect spot for relaxing, or for entertaining friends and family. Most attractive wooden flooring complements the neutral décor. There is a modern kitchen which has ample cupboard storage at wall and floor level. A door provides access to the private, enclosed garden to the rear of the property, paved for easy maintenance. On the first floor, the principal bedroom is of a good size and benefits from a large built-in wardrobe. The second bedroom is also a generous size, and could alternatively be employed as a home office or study giving the property flexibility. A shower room completes the accommodation internally. With fantastic local amenities including the Royal Botanic Gardens and Victoria Park, and offering easy access to public transport links, early viewing is highly recommended.

Key Features

- Vestibule
- Dining lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Gardens to front and rear
- Single garage

Easter Warriston Residents Association maintains estate common green spaces for the estate. Currently 30 pounds per annum. Alister Greig, Chair. Easter Warriston Residents Association. 67 Easter Warriston



Warriston

Warriston is a sought after area to the north of the city centre with vast open green spaces. Inverleith Park with tennis courts, cricket and rugby pitches and the Royal Botanic Gardens with its renowned gardens are on your doorstep. There are further pleasant walks along Water of Leith with the Edinburgh cycle path offering pleasant family afternoons out. There are a vast selection of first rate local amenities at Goldenacre with artisan coffee houses, bars and restaurants available in nearby Stockbridge and New Town. For larger shopping Morrison's, Waitrose, Tesco and Sainsbury's supermarket are within easy reach whilst Ocean Terminal and Craighleith shopping centres are nearby. There are quick bus links into the centre of town with Princes Street within easy walking distance. Highly regarded nurseries, state and private primary and secondary schools are close making Inverleith an enviable and highly sought after location.



Extras

All fitted floor coverings, blinds, curtains, light fittings, gas cooker, extractor fan, automatic washing machine and fridge freezer. (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£335,000

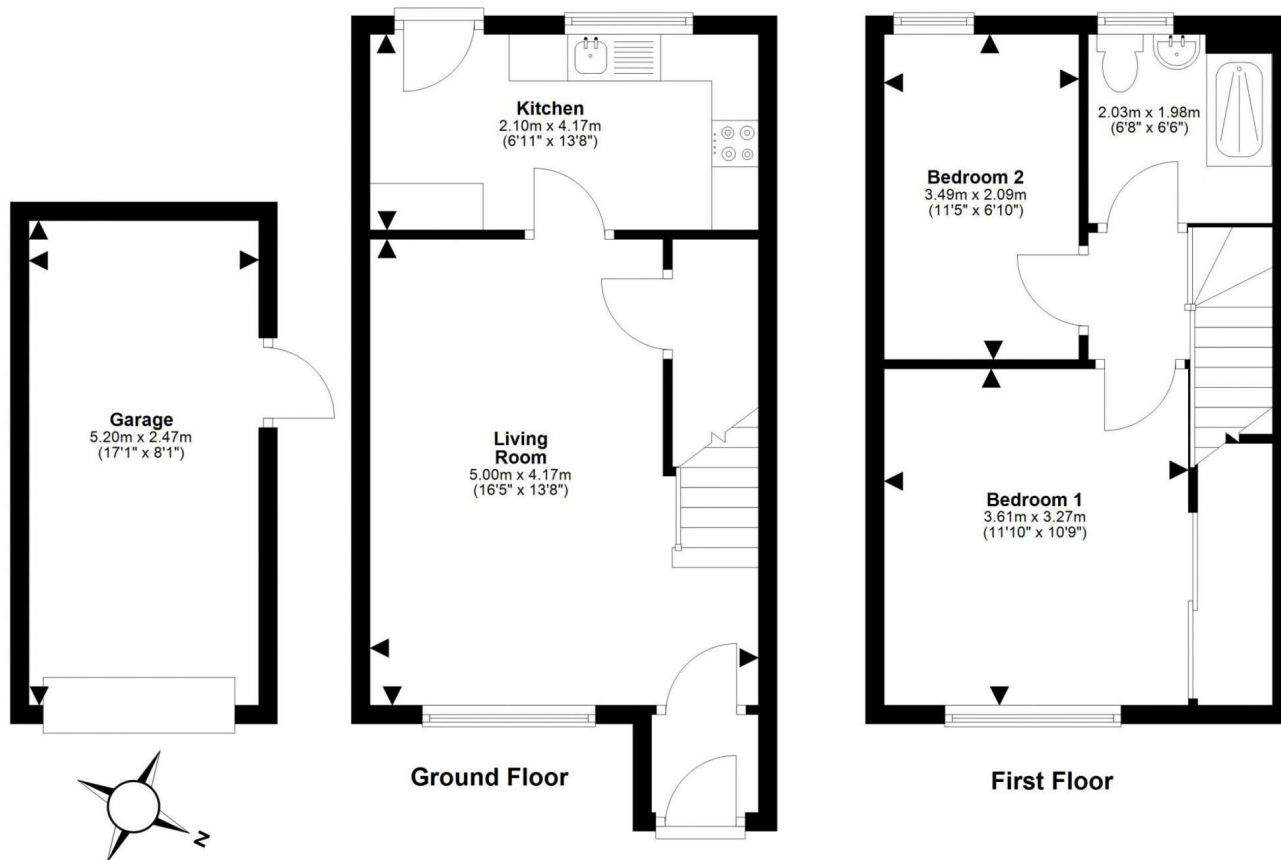
EPC Rating

C

Tenure

Freehold





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