

WARRISTON
Canonmills

5-STAR LIVING IN
THE HEART OF
CANONMILLS.





5 Warriston Road is an exclusive development of 11 luxury apartments, located just north of Edinburgh city centre in the lively Canonmills area.

Finished to an exceptional standard and with a specification to match, each apartment enjoys access to outdoor space, either via a private terrace or balcony. With floor to ceiling windows, many of the apartments enjoy fantastic views over the Water of Leith.

A NEIGHBOURHOOD JUST 5 MINUTES FROM EVERYWHERE

Situated just a few minutes from the city centre either on foot or via the 8, 23 or 27 bus routes, 5 Warriston Road benefits from everything a world class city has to offer, as well as a wide range of cafés, bars and restaurants, shops and other services, even closer to home.

Take a short walk from the peace and tranquility of this riverside location and enjoy the village-like feel of Canonmills, with specialty shops and independent cafes. The green spaces of Edinburgh's Botanic Gardens and Inverleith Park are also right on the doorstep, along with the trendy gastropubs and boutique shops of Stockbridge.

- Bars, restaurants and cafes
- Shopping
- Other



SPECIFICATIONS

The two and three bedroom apartments are accessed by a lift from the impressive ground floor reception area. The ground floor also features generous storage lockers, bike storage and secure parking.

Each apartment is light and spacious thanks to the column free construction and features high-end fully fitted kitchens, bathrooms and flooring as standard.

Construction

- Steel frame with concrete floor
- Mixed palette of contemporary and traditional materials

Internal specification

Kitchens

- Bespoke Nolte kitchens designed by award winning Silver Birch Interiors
- Nolte work surfaces
- Siemens appliances
- Elica Prime downdraught induction hobs
- Utility rooms or spaces in each apartment

Bathrooms

- High quality bathroom fittings
- De-misting mirrors
- Underfloor heating
- Heated towel rails
- Feature lighting

Heating

- Efficient underfloor heating throughout
- Smart, remotely operable thermostats

Electrical and lighting

- High quality LED downlighters throughout
- Feature pendant lighting in selected areas
- Wired for satellite and Freeview
- High speed BT fibre connections
- Mains operated smoke and CO2 detectors
- Video entry system
- Fire sprinkler system
- TV points in selected bedrooms

Floor coverings

- High quality engineered hardwood flooring to living areas
- High quality carpeting to bedrooms

Outdoor space

- All apartments benefit from balconies or terraces

Common areas

- Impressive, secure entrance hall
- Factor service administering common grounds and services

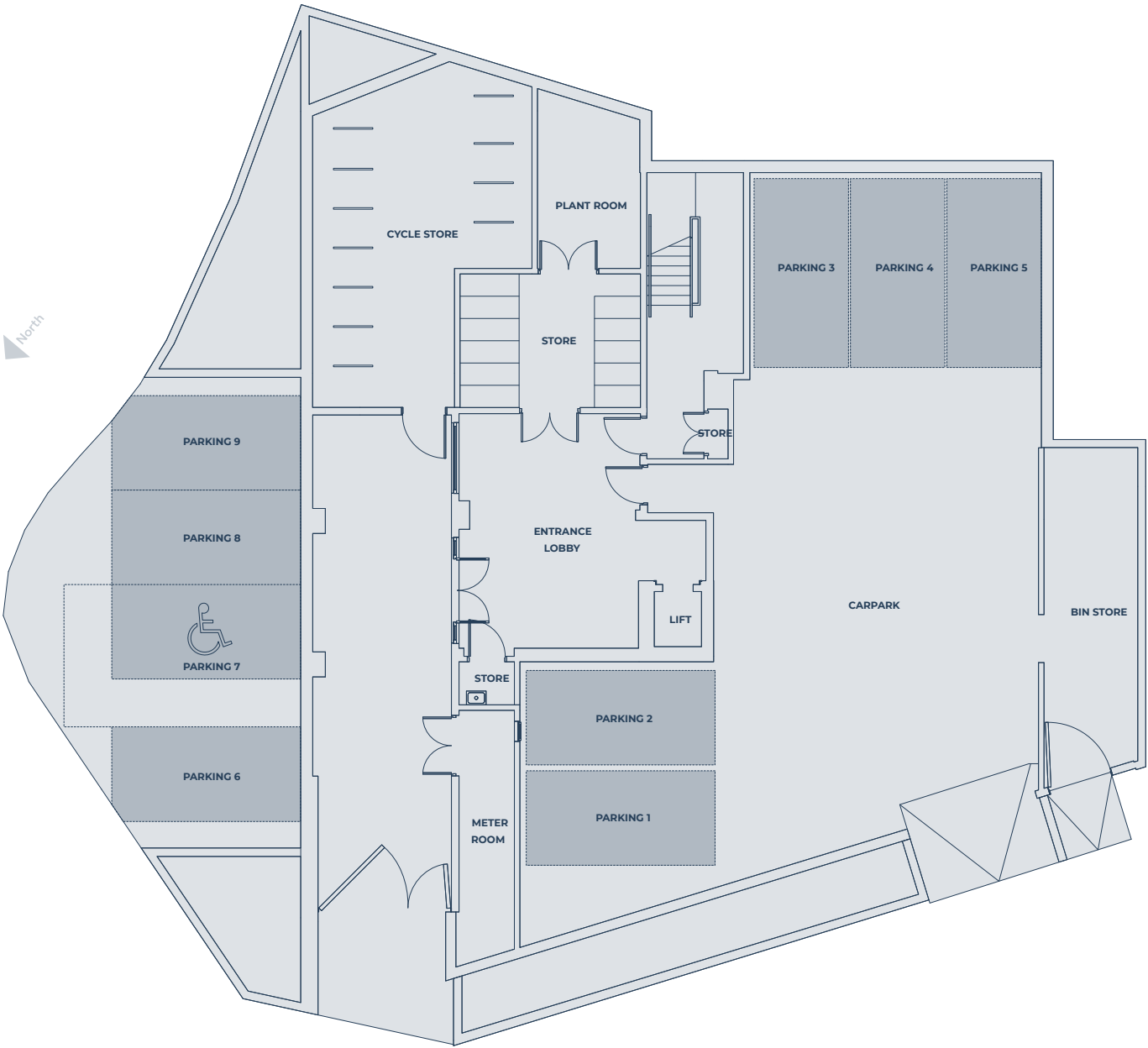
Warranty

- 10 year Premier Guarantee

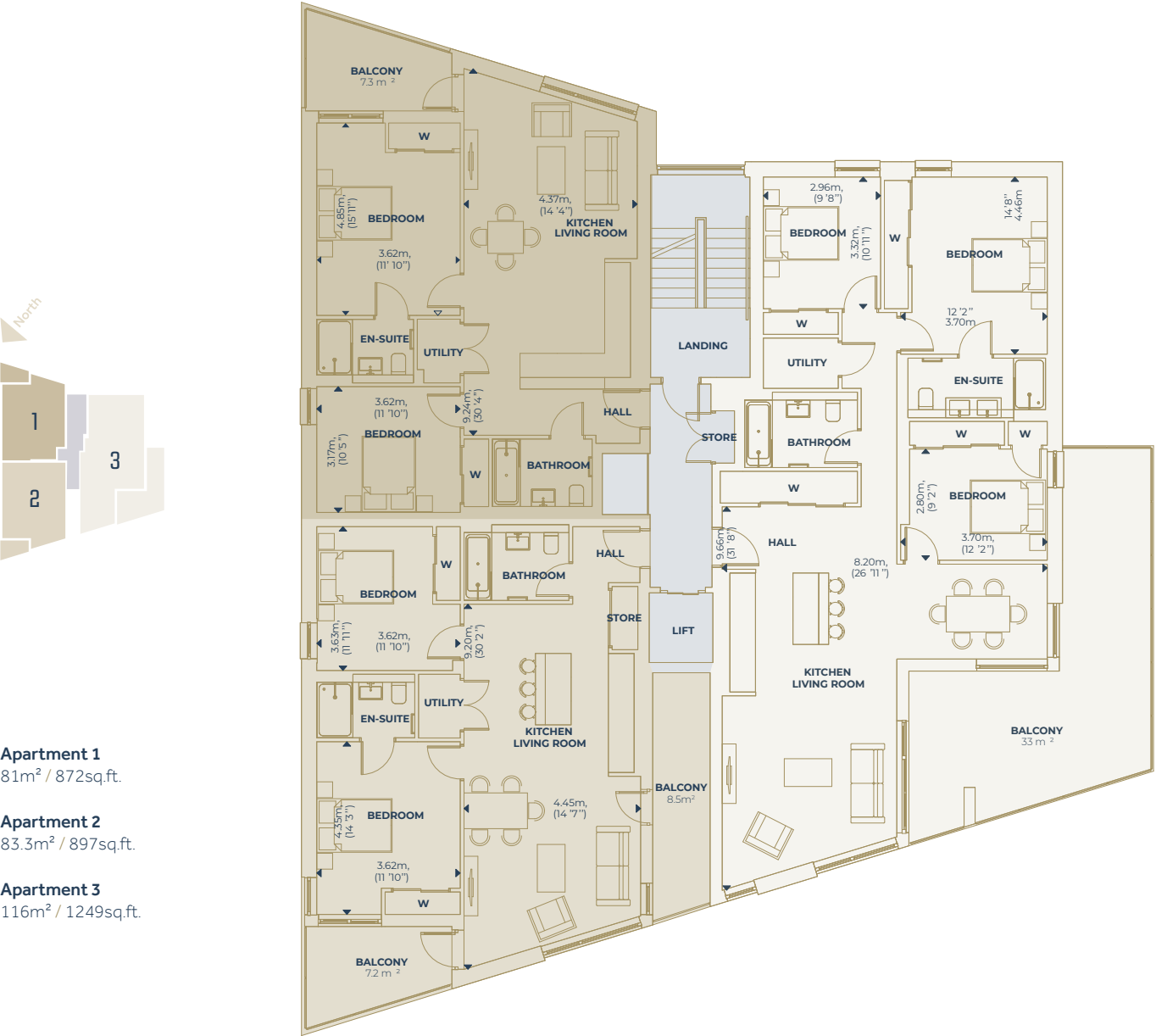
Parking and storage

- Bike storage
- Storage lockers for each apartment
- 9 parking spaces with distribution network for EV charging

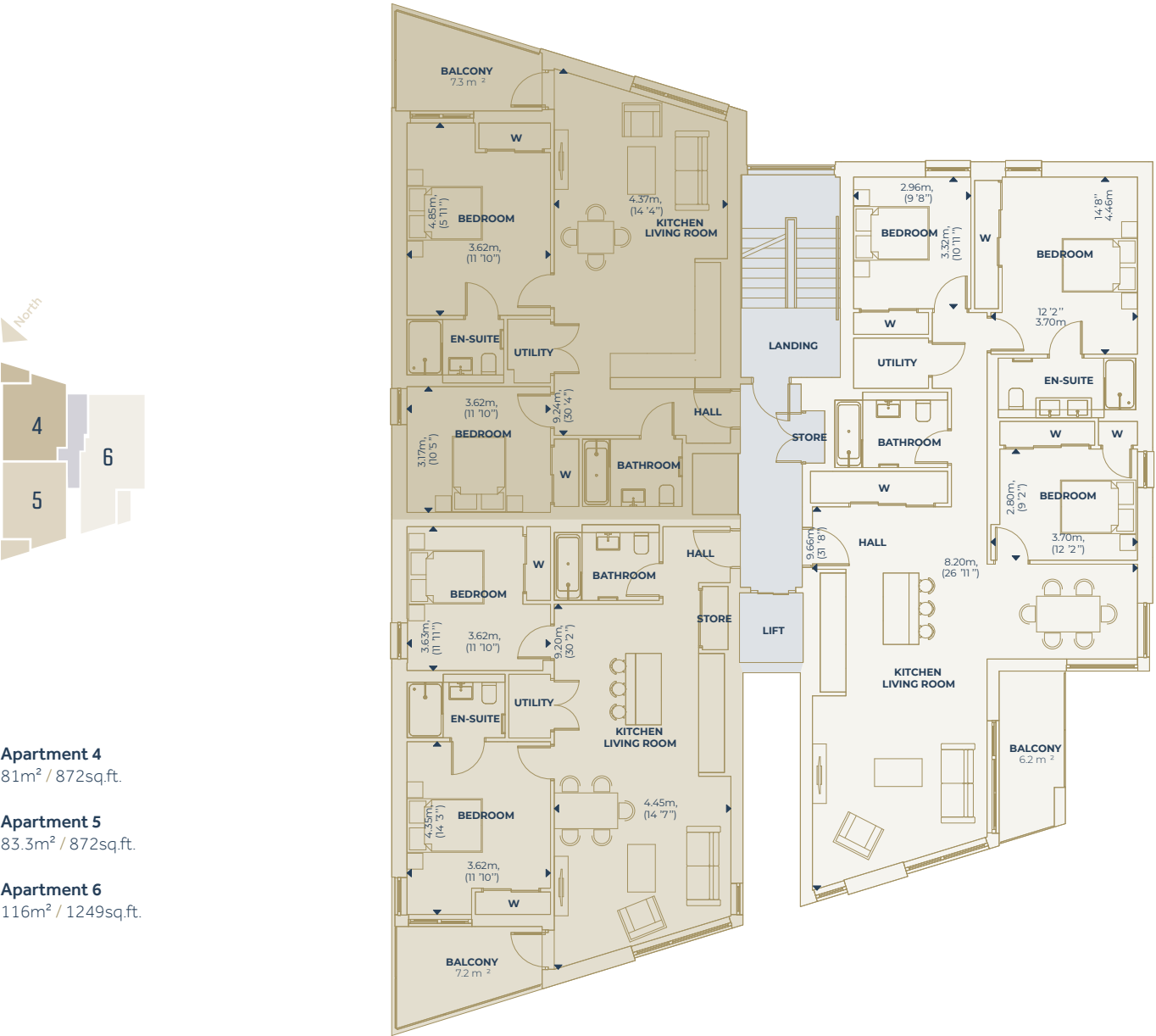
GROUND FLOOR



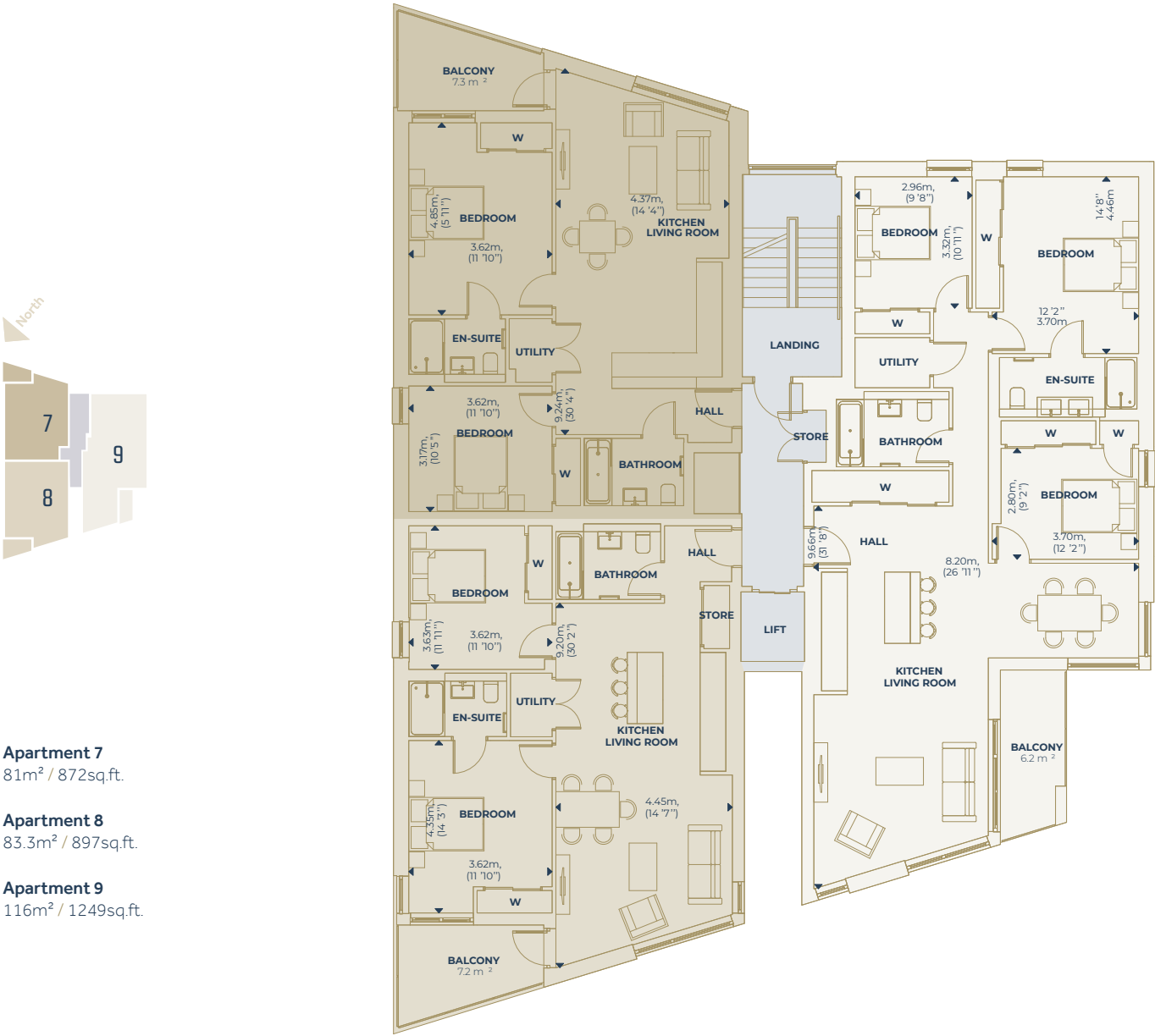
FIRST FLOOR



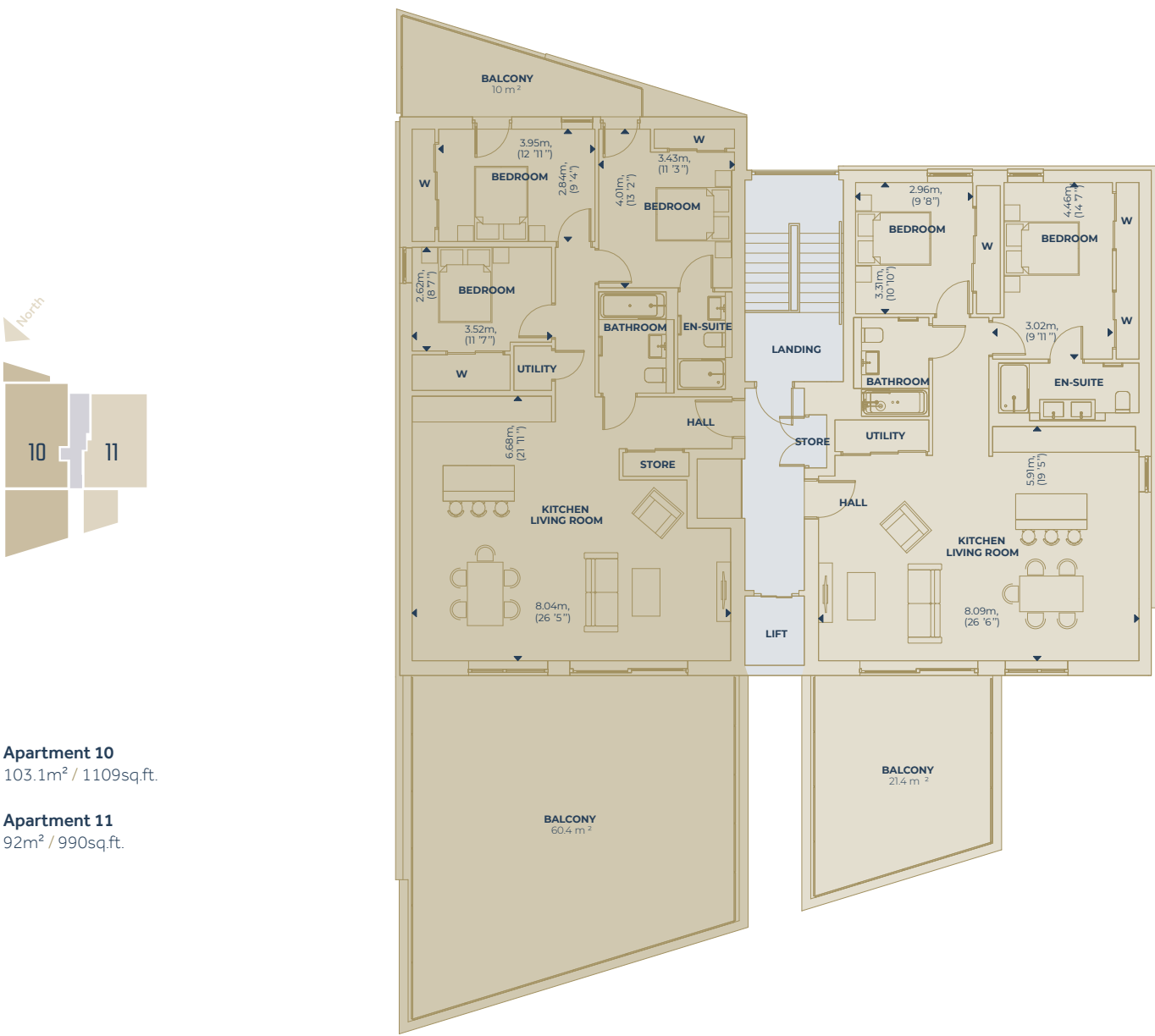
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TAKE 5 AND GET IN TOUCH

For further details, please contact Knight Frank

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