



Warriston Road, Edinburgh, EH3

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# A stunning two bedroom apartment in the heart of Canonmills.


This exceptional two bedroom apartment is part of an exclusive development of luxury apartments, located just north of Edinburgh city centre in the sought after Canonmills area. Finished to a very high standard throughout, this apartment enjoys floor to ceiling windows as well as a private balcony.


Entered via the pedestrian entrance with a secure gate, or via the car park also with secure gates, the building is very attractive upon first impressions. Upon entering the apartment into the large open plan kitchen/ living/ dining area you are immediately struck by the windows providing views over the Water of Leith and greenery beyond. Off this room you have a large private balcony.


Both double bedrooms are well proportioned, have built in wardrobes, with the principal bedroom benefitting from an en suite shower room and access to the balcony. The family bathroom is also well proportioned and spacious. Finally, in the hallway, there is a useful cupboard where the fuse board and fibre broadband connections are located whilst another cupboard in the kitchen which houses the washing machine/tumble dryer, boiler, microwave oven and space for a laundry basket.




  
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Offers Over	Tenure	Local Authority	Council Tax
£525,000	Freehold	The City of Edinburgh Council	Band F



The apartment benefits from a hugely sought after private parking space with EV charging. The apartment also benefits from a storage locker in the communal entrance for handy extra storage. Furthermore, there is a large, secure bike store for use by residents.

## Features

- Two bedrooms
- Two bathrooms
- Private balcony
- Central location
- Private parking with EV charging
- Currently has an STL license
- Lift access

## Location

A short walk from the peace and tranquillity of this riverside location is the village-like feel of Canonmills, with speciality 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. Situated just a few minutes from the city centre either on foot or via the 8, 23 or 27 bus routes, this fabulous apartment benefits from everything a world class city has to offer and more.

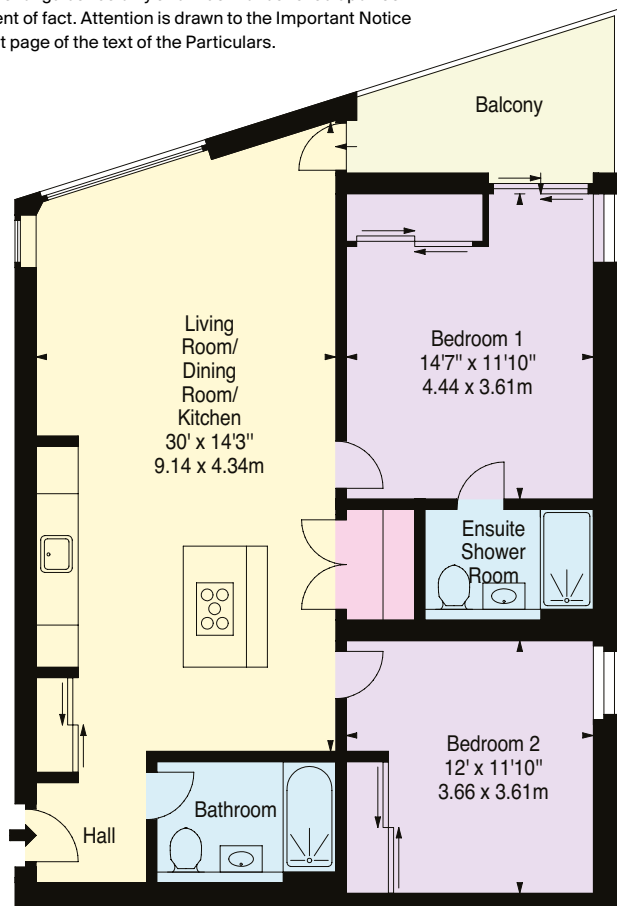
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All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Approximate Gross Internal Floor Area

897 Sq Ft - 83.33 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Kitchen/dining/lounge
- Bedroom
- Bathroom
- Utility
- Storage
- Outside



Second Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2024.

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