



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20/5 Warriston Road

Edinburgh EH7 4HN

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Nestled in a serene, leafy corner of Warriston, adjacent to the picturesque St. Marks park and the Water of Leith pathway, awaits a top-floor haven boasting panoramic views. Look out to the iconic Edinburgh skyline, complete with Arthur's Seat and Edinburgh Castle gracing the horizon. This charming flat, located at Number 20, is part of a crescent-shaped terrace built in 1937, thoughtfully arranged around a quaint communal green.

Access is gained through a well-maintained communal stair leading to the second floor. Step inside to discover a welcoming hallway, which leads into a light and airy sitting and dining room, tastefully decorated in neutral tones. A trio of windows bathes the space in natural light, framing the tranquil, leafy surroundings and offering ample space for various furniture arrangements, including a dining table. Across the hall, a south-facing kitchen awaits, complete with views of Arthur's Seat, solid wood worktops, and fully integrated appliances.

Property Summary

- Tranquil leafy location, with panoramic views of Arthurs Seat & the Castle
- Top (Second) floor flat
- Bright, airy sitting & dining room
- Stylish kitchen with fully integrated appliances
- Two double bedrooms
- Luxurious three-piece shower room
- Gas central heating & double glazing
- South-facing; private garden plot with shed, plus shared drying green
- EPC Rating - C | Council Tax Band - C

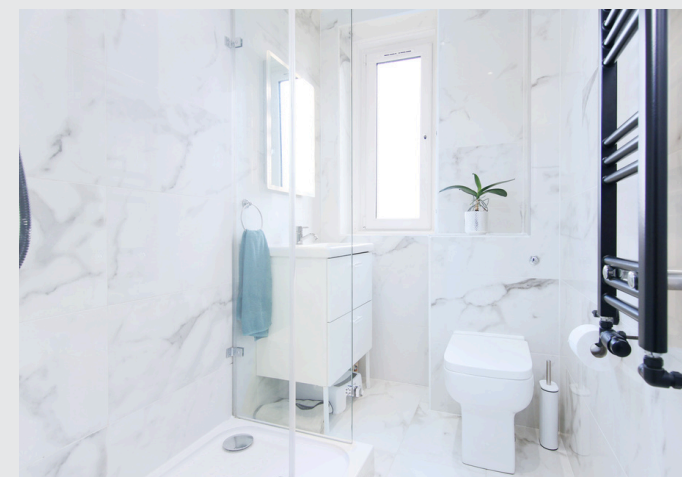






TRANQUIL,
LEAFY LOCATION
WITH
PANORAMIC
VIEWS





The south-facing master bedroom boasts a cast iron fireplace surround and those stunning panoramic views. A further double bedroom enjoys a leafy aspect over the Water of Leith pathway. Finally, indulge in the luxurious shower room, adorned with Carrera marble wall tiles and a sleek walk-in shower.

Externally, to the south-facing rear and backing onto St. Marks park; there is a private garden plot, with area of lawn, a shed and paved patio - along with a shared drying green.

Parking: On Warriston Road there is unrestricted on-street parking

Extras: All fitted floors coverings, blinds, wardrobe (bedroom 2), shed, two freestanding kitchen units and all integrated kitchen appliances, to be included in the sale.



VIEW FROM FLAT



PRIVATE GARDEN PLOT



SHARED DRYING GREEN

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dream property!



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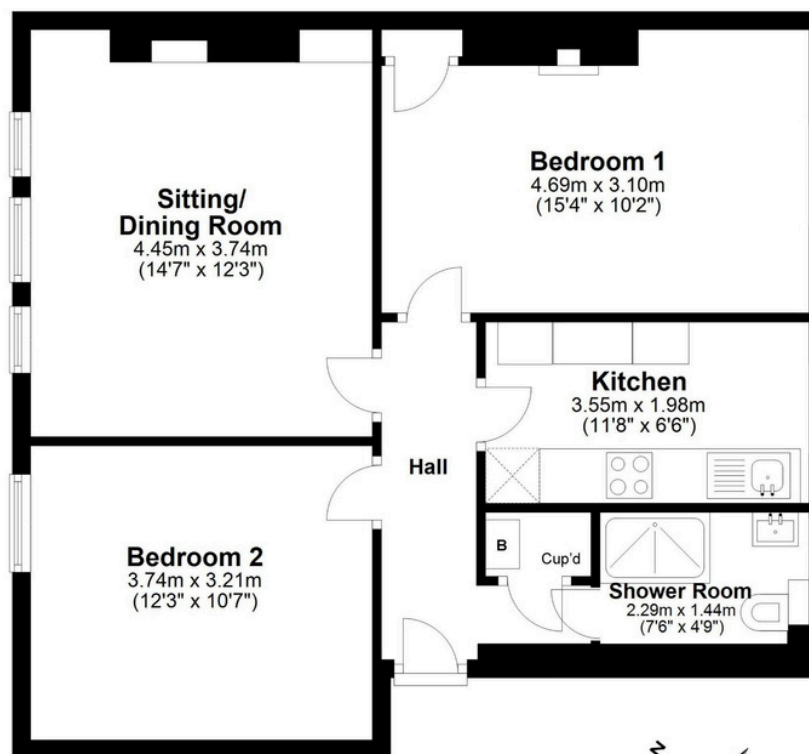


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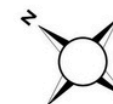
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 63.0 sq.metres (678.1 sq. feet)



ST. MARKS PARK ADJACENT TO FLAT

Location

Warriston is a highly sought after area, centrally located, next to exclusive, Inverleith and Trinity surrounded by green parkland and the leafy Water of Leith running along side with direct access to pretty St Marks Park and the cycle path network. A 10 minute walk takes you the beautiful Royal Botanic Gardens and onto Inverleith Park. Excellent local amenities can be found around Canonmills, including a large Tesco store, a Lidl, and an M&S simply food at the BP petrol station. Picturesque Newhaven harbour, is a short stroll with excellent bars and eateries or the city centre is within easy reach for the vast variety of it's hospitality and entertainment venues. An excellent range of schooling is provided from primary through to secondary, as well as a choice of nursery options.