



15/3 Warriston Road
TRINITY | EDINBURGH | EH7 4HN


warners
solicitors & estate agents



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Warners are pleased to present this charming two-bedroom, first-floor flat, quietly situated on a peaceful street in the highly sought-after Warriston area of Edinburgh. The property is ideally located close to a wide range of local amenities, the picturesque Water of Leith, a popular cycle path, and just a short walk from the city centre.

Offered in excellent condition, the flat has been tastefully decorated throughout. The accommodation comprises a well-maintained communal stairwell with entry phone system, a welcoming hallway with a handy storage cupboard, and a spacious, light-filled lounge with triple windows offering views to the front. The modern kitchen is well-appointed with fitted units and integrated oven, gas hob and extractor fan. There are two double bedrooms, each offering a pleasant outlook, with one benefiting from a convenient press cupboard. The family bathroom is stylishly finished with smart tiling, a bath with an overhead shower, and a window.

Externally, there is a private rear garden featuring a well-kept lawn, bordered by mature hedging. Additional communal facilities include a drying green, and on-street parking is available.

- Quiet first-floor flat in sought-after Warriston, close to amenities and city centre.
- Bright lounge with triple windows.
- Modern kitchen
- Two double bedrooms, one with press cupboard.
- Stylish bathroom with bath and overhead shower.
- Private garden, communal drying green, and on-street parking.

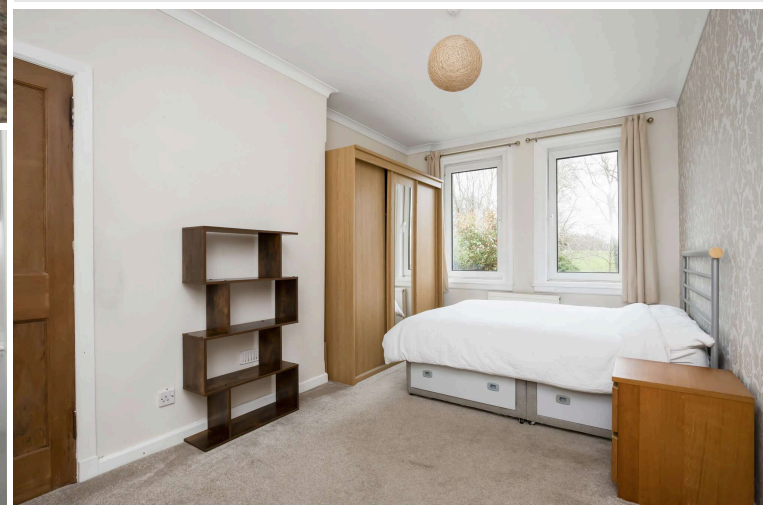
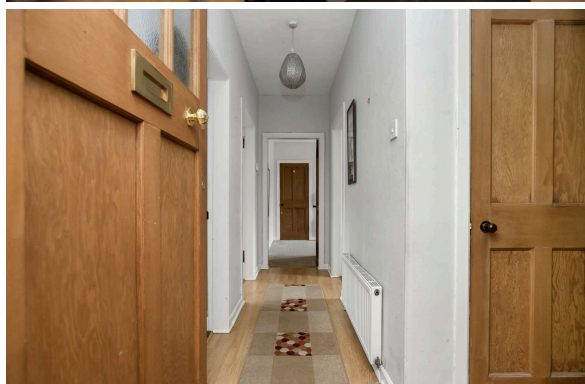
EPC Rating C, Council Tax Band C.

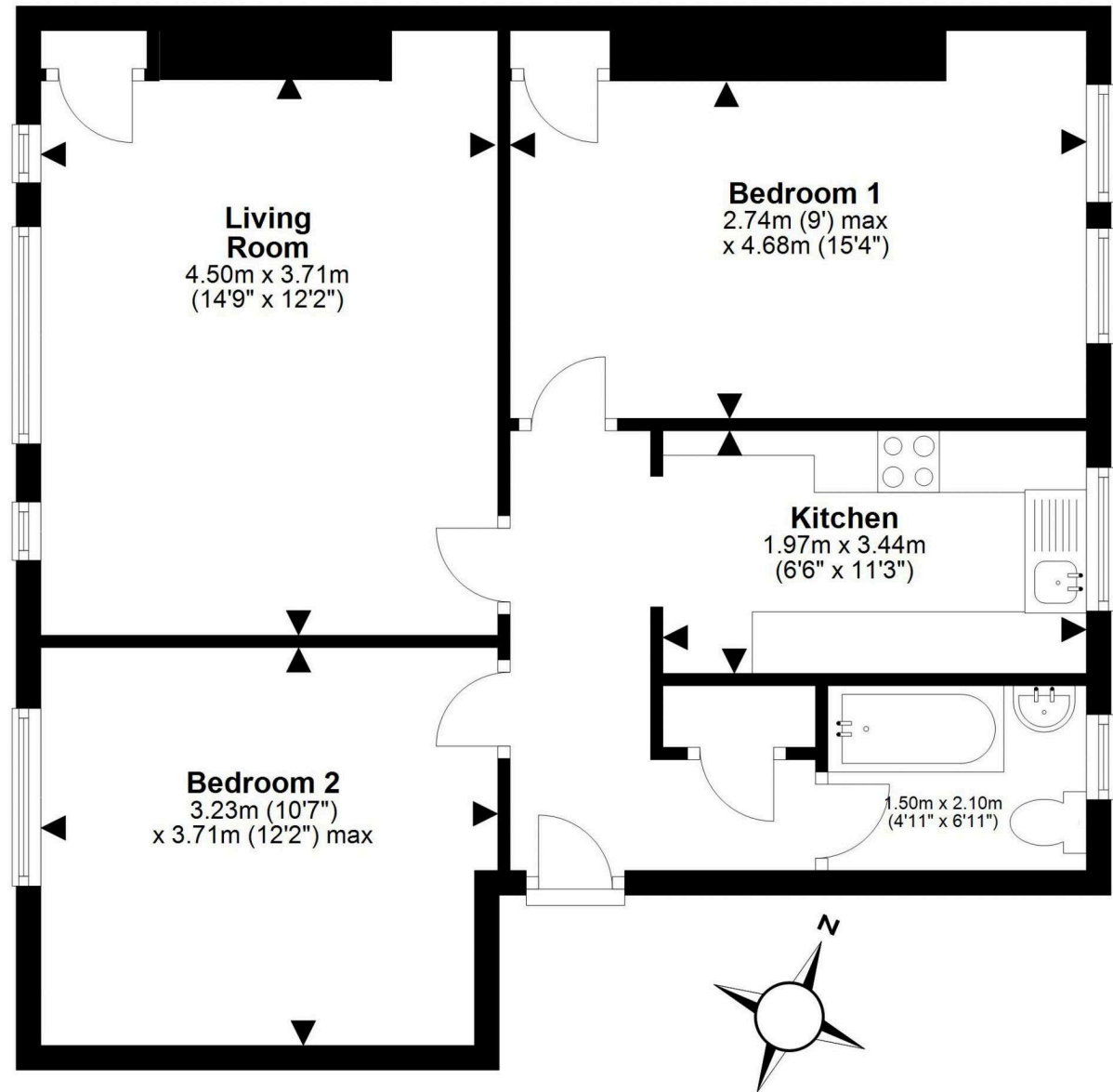
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances, blinds in living room, kitchen and front bedroom and light fittings in kitchen and bathroom will be included in the sale.

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport and 24-hour buses.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.