



18/3 Warriston Road, EDINBURGH, EH7 4HN

Beautifully Presented Two-Bedroom Flat with Exceptional Views

This superb first-floor, two-bedroom flat is offered to the market in true turn-key condition and enjoys a prime position in the highly sought-after Warriston area of Edinburgh. Boasting stunning views of Edinburgh Castle to the rear, the property is ideally located close to The Shore, with easy access to the City Centre and the popular Stockbridge area.

Offering bright and spacious accommodation throughout, the flat features a modern, well-appointed kitchen and bathroom, along with gas central heating and full double glazing for year-round comfort.

The accommodation comprises:

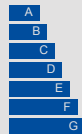
- Welcoming entrance hall
- Generous living room with elegant period details including decorative cornicing, ceiling rose, fitted carpet, and a pleasant leafy outlook
- Stylish fitted kitchen with cream gloss cabinetry, oak-style laminate worktops, tiled splash back, and oak-effect ceramic floor tiles; integrated appliances include an induction hob with extractor hood, double oven, fridge freezer, dishwasher, and washing machine
- Two spacious front-facing double bedrooms
- Contemporary shower room with tiled flooring, wall panels within the corner shower enclosure, wash basin with vanity unit, WC, and heated towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property lies within the desirable residential area of Warriston, to the north of the city centre. It is close to the City Centre and conveniently placed for commuting to the north and west of Edinburgh. Local shopping facilities include a Tesco at Canonmills along with other major supermarkets close by. Additional shopping can be found in Stockbridge and Comely Bank, all within a short walk of the property. Nearby Stockbridge and The Shore area of Leith offer many trendy bars, pubs and restaurants. Local amenities in the area include St Marks Park with a swing park, Inverleith Park, the famous Royal Botanic Gardens and Ainslie Park Leisure Centre. There are many pleasant walks to be enjoyed nearby. There is a regular bus service operating to the city centre. There are good local schools nearby.

Outside and Gardens

There is a shared drying green and private garden to the rear of the property with southerly aspect and with raised growing beds and borders. The garden shed is included in the sale. Unrestricted on street parking.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

Extras

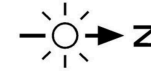
The fixed floor coverings, blinds, light fittings (excluding shades) and kitchen appliances are included in the sale.



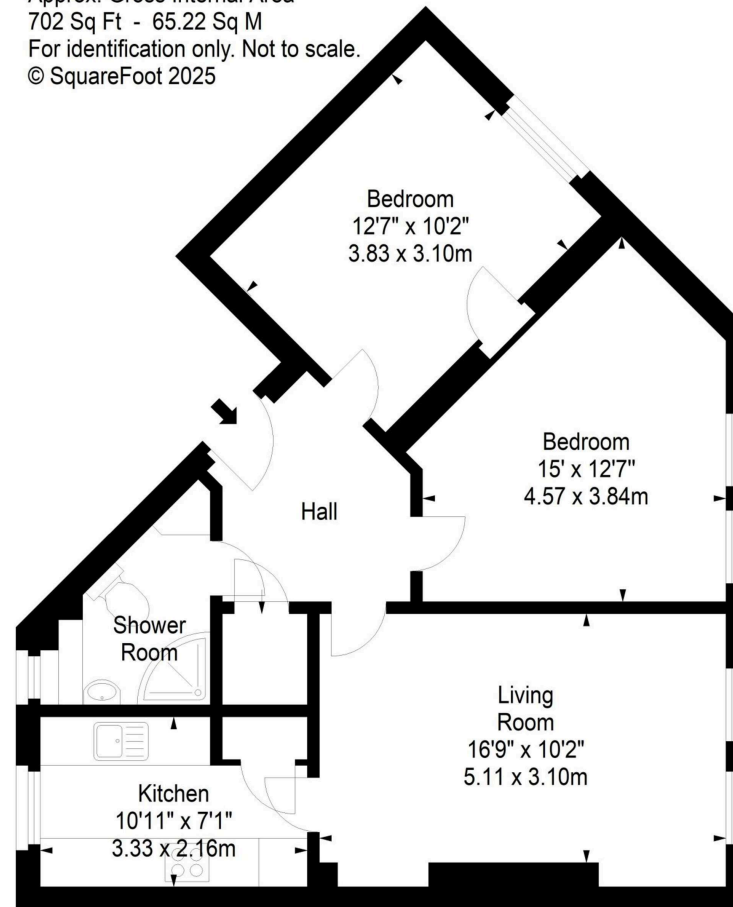




Warriston Road,
Edinburgh,
Midlothian, EH7 4HN



Approx. Gross Internal Area
702 Sq Ft - 65.22 Sq M
For identification only. Not to scale.
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First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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