



3B/4 Warriston Road
Edinburgh, EH3 5LQ

Hall
Open-plan Lounge/Kitchen/Dining Room
2 Double Bedrooms
1 Bathroom and a separate En-suite Shower Room
Gas Central Heating & Double Glazing
Private Resident's Parking
Communal Terrace
Factored by James Gibb - £83 per month, with an £150 deposit
EPC - B
Council Tax Band - E

Ideal for individuals, couples or buy-to-let investors, this bright and spacious two-bedroom, second-floor apartment occupies a peaceful position, within the highly sought-after residential district of Canonmills. Located within walking distance of an excellent range of local amenities, cafés, restaurants and green spaces, the property further benefits from a secure entry system and private residents' parking. This wonderful apartment is also available with no onward chain, therefore, preventing any potential delays from an onward purchase.

Access is via a well-maintained communal stairwell. The accommodation opens into a welcoming entrance hallway, featuring Amtico flooring and three generous storage cupboards. At the heart of the home is the impressive open-plan living, dining and kitchen area - a wonderfully sociable and light-filled space, ideal for both relaxing and entertaining. A Juliet balcony allows natural light to pour into the room. The contemporary fitted kitchen is finished with attractive wood effect work-tops and includes a range of wall and base units and breakfast bar. It is also equipped with integrated Smeg appliances, including an oven, microwave, induction hob with extractor fan, fridge/freezer, dishwasher and washing machine.

The property offers two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom further enjoys a stylish en-suite shower room, featuring a dual shower with rainfall attachment. A modern three-piece bathroom suite with shower over bath, completes the accommodation. Gas central heating and double glazing throughout ensure a comfortable living environment year-round.

Externally, residents enjoy access to a beautifully maintained communal terrace and private residents' parking within the development. Each property is allocated one resident permit and one visitor permit, with additional zoned parking available on Warriston Road and the surrounding streets.

Location:

Canonmills is situated to the north of the city centre and is only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. Canonmills offers all the convenience of city centre living, combined with the benefit of good local amenities. There is an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street. There are excellent shopping facilities at Mulfrees Walk and leisure facilities at the Omni, including a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. There is a Tesco Superstore conveniently located on Broughton Road and a Waitrose supermarket can be found a short drive away, at nearby Comely Bank. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path are also within close proximity. There are excellent bus services to the city centre and Waverley rail station and St Andrews Square bus station are also within walking distance. For those who drive, a BP petrol station is also conveniently located off Canonmills.

Agents Note:

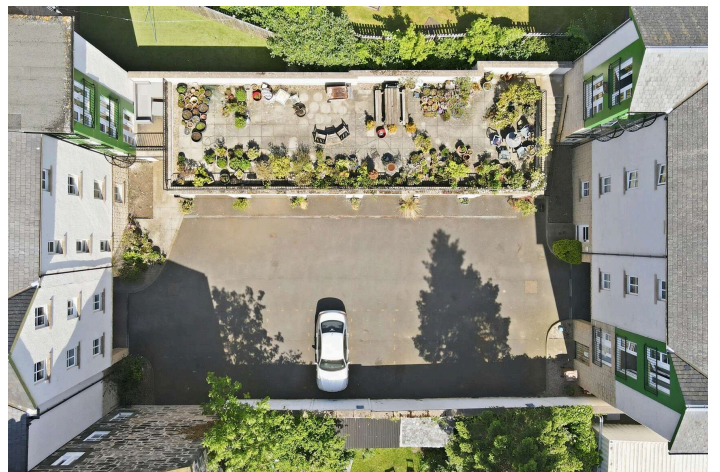
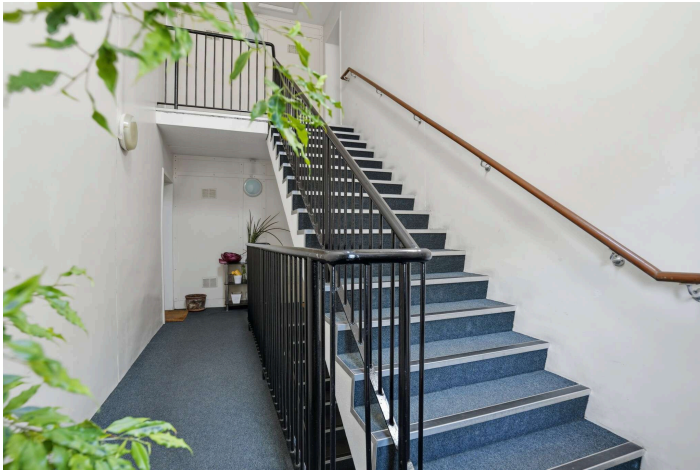
Items of furniture are available by separate negotiation - if interested, please contact us for further information.

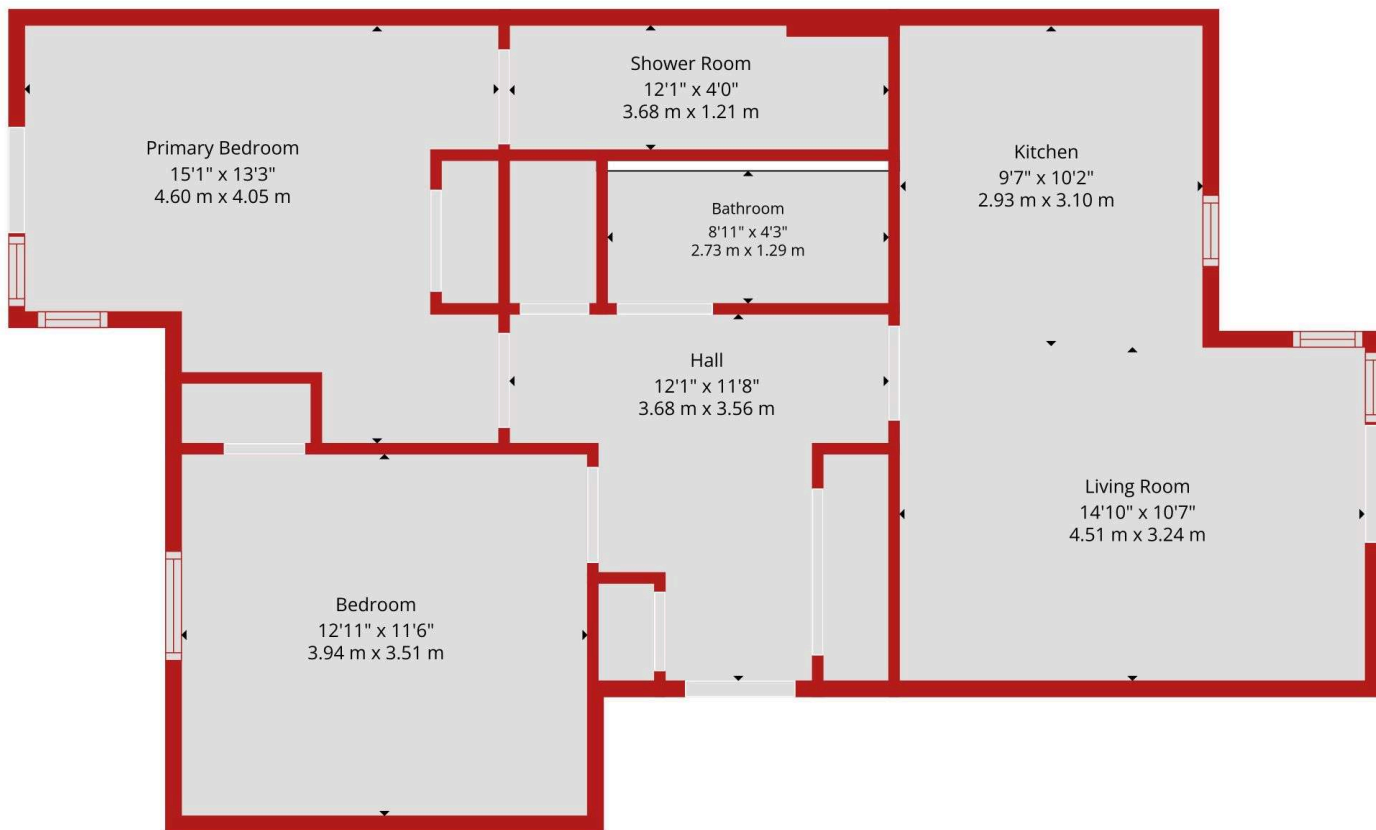












Total: 834 sq. Ft, 77 m²
 1st Floor: 834 sq. Ft, 77 m²
 Excluded Areas: Walls: 69 sq. Ft, 7 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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