


Garage 106H Easter Warriston, Edinburgh, EH7 4QZ

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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Welcome

An excellent opportunity to purchase this brick-built single garage which provides practical storage or secure city parking in a sought after location. The garage is in excellent order and comes with a lockable up and over door, exposed brick walls, roof storage and a concrete floor. The garage is situated within a neatly maintained courtyard of garages, accessed through a pend between residential homes in the popular Warriston area of Edinburgh, ideally positioned just off Ferry Road, the location offers swift access to the Queensferry Crossing, the Edinburgh Bypass, and the wider motorway network connecting across Scotland's Central Belt. The location of the garage would suit either nearby residents, trades people for storage or daily commuters looking for secure parking with an easy bus link into the city centre. Viewings are by appointment.

- Measurements are approx. 5m x 2.5m
- Single garage within a terrace of garages
- Up and over door
- Pitched and tiled roof
- Roof storage
- Perfect for car parking or secure storage
- Located in a sought after area