



6 Warriston Terrace
WARRISTON | EDINBURGH | EH3 5LZ


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Nestled in the heart of sought-after Warriston, moments from Inverleith Park and the Royal Botanic Gardens and close to Stockbridge and the city centre is this spacious main door lower villa. Boasting a wide driveway to the front and a private rear garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright bay windowed lounge with feature fireplace, a formal dining room which leads through to a brand new luxury kitchen with garden access, a stylish bathroom with shower over bath and the flat is completed by two large double bedrooms (both with built-in wardrobes). Externally the fully enclosed rear garden is mainly laid to lawn.

- Main door lower villa
- Quiet street moments from Inverleith Park
- Close to Stockbridge and the city centre
- Wide driveway and rear garden laid to lawn
- Welcoming hallway with storage
- Bright bay windowed lounge
- Formal dining room
- Contemporary new kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom with shower over bath

Council Tax E. Energy Rating C.

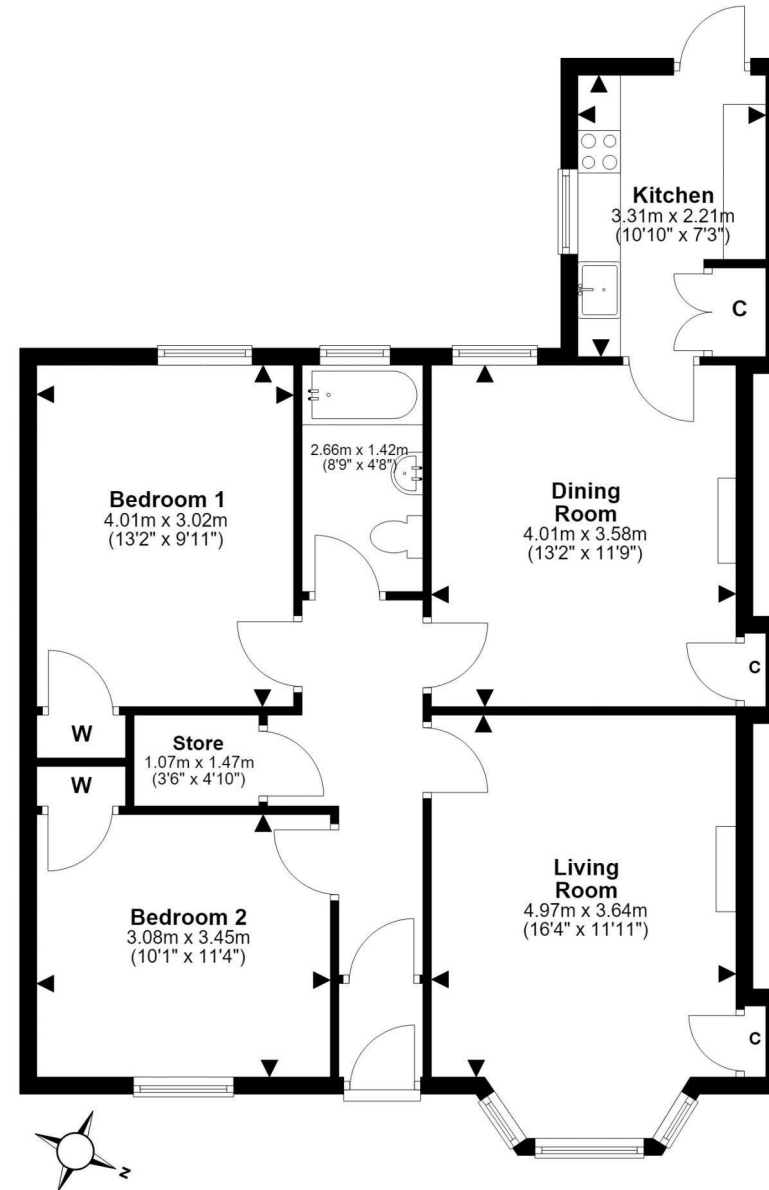
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, light fittings, fitted shoe cupboard and small fitted clothing cupboard will be included in the sale.

The property is located in the popular Warriston area of Edinburgh, between Cannonmills and Broughton. Residents are well placed for an excellent range of amenities in the neighbouring districts of Inverleith and Canonmills, whilst bustling Stockbridge and Princes Street can be easily accessed. Some of Edinburgh's best loved green areas are close by, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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

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