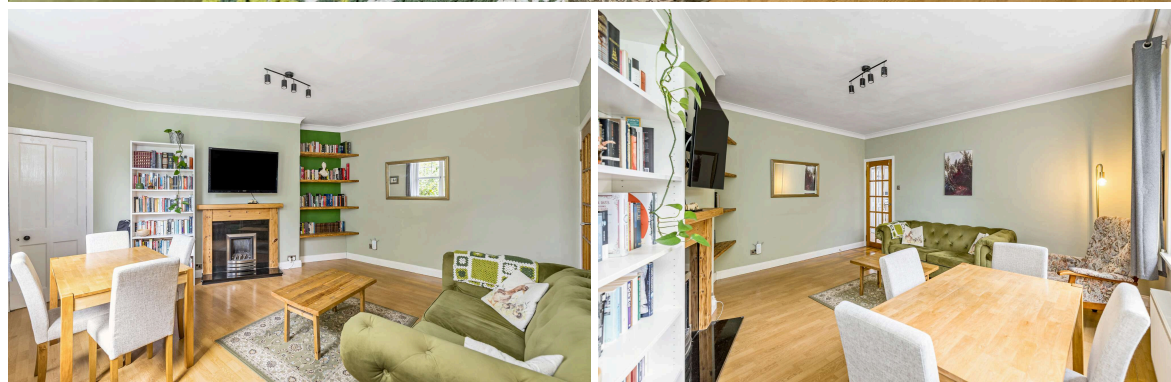




100/5 Warriston Road  
WARRISTON | EDINBURGH | EH7 4HP

  
**warners**  
solicitors & estate agents



## 100/5 Warriston Road

WARRISTON | EDINBURGH | EH7 4HP

Nestled in the heart of sought-after Warriston, moments from Inverleith Park, the Royal Botanic Gardens and the Water of Leith walkway this immaculately presented top floor apartment is surrounded by open green spaces and close to excellent amenities and quick transport links.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units, two large double bedrooms and the flat is completed by a stylish bathroom with shower over bath. Further benefits include a well-kept communal garden, free on street parking, gas central heating and double glazing.

- Top floor flat in move-in condition
- Close to Inverleith Park and the Botanical Gardens
- Welcoming hallway
- Bright twin windowed lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing
- Well-kept communal garden
- Free on street parking,

Energy Rating C. Council C.

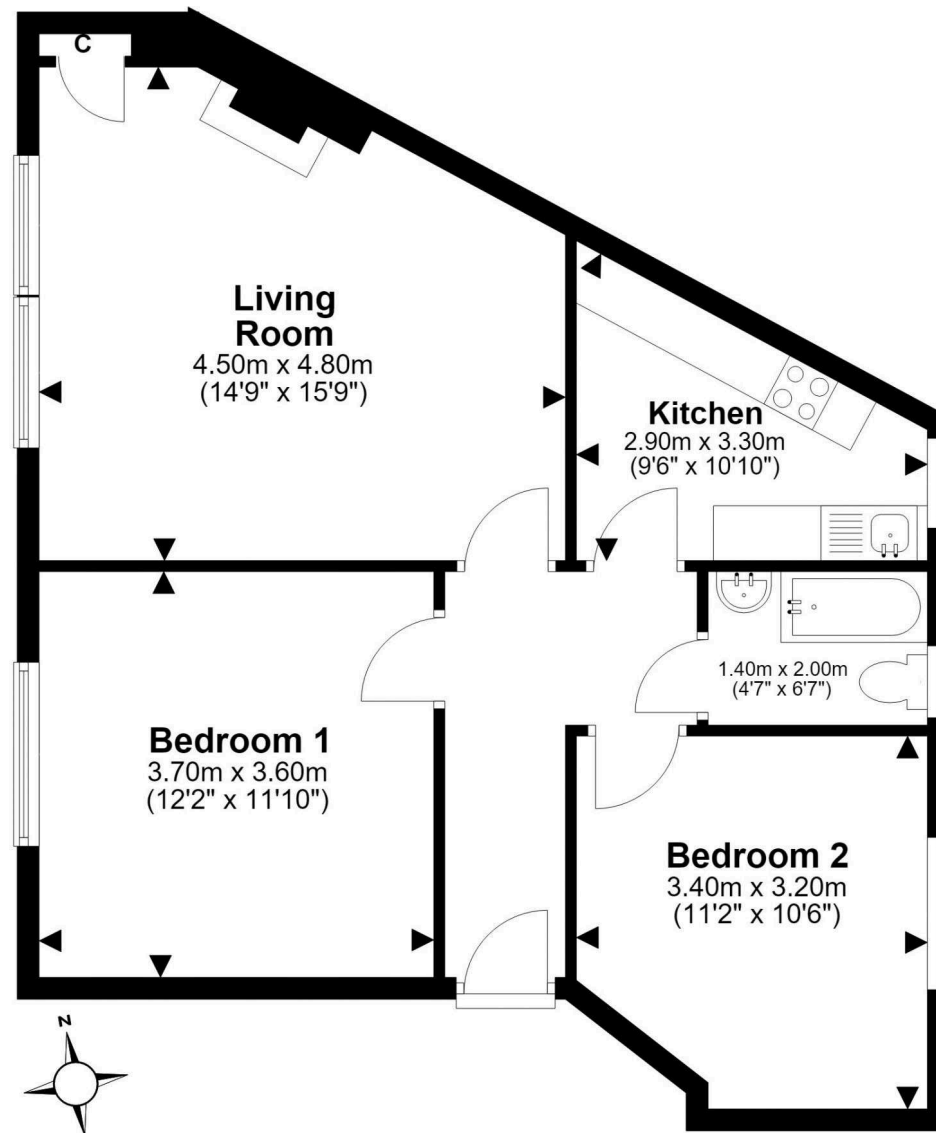
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine and fridge freezer, curtains and blinds will be included in the sale. Other items of furniture are available under separate negotiations.

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.