

Jardine Phillips
Solicitors • Estate Agents

GOLDENACRE

29 WARRISTON TERRACE
EH3 5LZ



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EPC RATING: D

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway with handy utility cupboard & understairs storage
- Dual aspect sitting/dining room with feature fireplace and wooden flooring
- Contemporary white high gloss kitchen units & appliances, with door leading to the rear garden
- Principal bedroom with original fireplace & lots of fitted storage
- Two further double bedrooms both with fitted storage
- Modern bathroom with bath with mains shower over, sink & wc
- Floored attic space with increased head height & velux window - potential to convert into four bedrooms and open plan living area, permission granted, proposed plans available
- Gas central heating from condensing combi boiler located in the loft space
- Upvc framed double glazed windows & doors
- Driveway to front with off street parking & storage shed
- Sunny south facing rear garden with decked area for dining, lawn
- Superb garden office with fitted shelving – perfect for working from home



VIEWING

By Appt tel

0131 4466850





BEAUTIFULLY PRESENTED THREE BED TERRACED HOUSE WITH DRIVEWAY TO FRONT, SOUTH FACING GARDEN WITH OFFICE AND LOFT SPACE

This superb property has been really well maintained and would make an ideal home for first time buyers, professionals or a young family. It has good entertaining space with its large sitting/dining room, a contemporary kitchen with appliances, three double bedrooms & a modern bathroom. There is also a large attic space with planning permission granted for conversion. To the rear is a south facing garden with lawn and decked area, together with the added bonus of a great garden office. To the front there is off street parking. Located walking distance from Stockbridge, Inverleith & Broughton.

AREA

Warriston is one of Edinburgh's prime residential areas and the property is surrounded by excellent sporting & recreational facilities, including the Royal Botanic Gardens & Inverleith Park. There are many small specialist shops in nearby Goldenacre, as well as a Tesco superstore on Broughton Road, a Morrisons on Ferry Road and an Asda at nearby Newhaven. Added to this, nearby Stockbridge provides a wide array of independent shops, cafes, bars & restaurants and there are very good public transport links into the designer shops & department stores in the city centre. The property is in the catchment for well renowned schools including Broughton & Holy Cross RC Primary Schools and Drummond Community & St Thomas of Aquin's RC High Schools.

GARDEN

Sunny south facing rear garden with decked area for dining plus lawn and garden office.

PARKING

Driveway to front with off street parking.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, dishwasher, freestanding fridge freezer, washing machine and dryer are included in the sale.

HOME REPORT VALUATION

£450,000

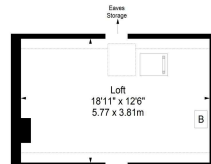


Sitting/dining room	25'4 x 11'8 (7.72 x 3.56m)
Kitchen	9'6 x 8'4 (2.90 x 2.54m)
Bedroom 1	13'10 x 8'9 (4.22 x 2.67m)
Bedroom 2	9'11 x 9'11 (3.02 x 3.02m)
Bedroom 3	9'4 x 8'6 (2.84 x 2.59m)
Garden office	6'11 x 6'11 (2.11 x 2.11m)
Loft space	18'11 x 12'6 (5.77 x 3.81m)

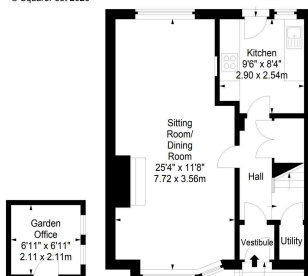
Warriston Terrace,
Edinburgh, EH3 5LZ



Approx. Gross Internal Area
929 Sq Ft - 86.30 Sq M
Loft
Approx. Gross Internal Area
238 Sq Ft - 22.11 Sq M
Garden Office
Approx. Gross Internal Area
49 Sq Ft - 4.55 Sq M
For identification only. Not to scale.
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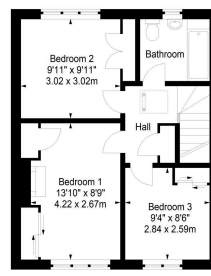


Loft



Ground Floor

Ground Floor



First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

