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## Property Summary

Presented in walk-in condition, this two-bedroom ground-floor flat is a beautiful home that will have huge appeal amongst a wide variety of buyers. Ideal for professionals, first-time purchasers, downsizers, and families alike, it features spacious, light-filled accommodation and includes a quality kitchen and bathroom. Nestled behind a communal green, the home forms part of an established residential development in the popular Warriston area of Edinburgh, close to lots of green spaces, the Water of Leith, and the National Cycle Route (75).

Entering the home, a hall with neutral décor and varnished wooden floorboards promises a warm welcome whilst establishing the aesthetic found throughout. It has built-in storage and flows into the living/dining room. Here, a trio of windows bathe the spacious footprint in a flood of natural light, further enhancing the airy ambience. It has plenty of room for lounge and dining furniture, and it has the convenience of a press cupboard and a shelved recess for display items. A handsome feature fireplace frames the room as well, adding the finishing touch of elegance.

## Features

- A beautiful ground-floor flat in walk-in condition
- Desirable location in popular Warriston
- Neutral decor and varnished wooden floorboards
- Welcoming entrance hall with built-in storage
- Living/dining room with feature fireplace
- Attractive kitchen that is well appointed
- Two double bedrooms (one with storage)
- Bright bathroom with a three-piece suite
- Private allotment area with weather-proof garden room
- Communal garden and drying green
- Unrestricted on-street parking
- Gas central heating and double-glazed windows







## Attractive & well-appointed kitchen

In the kitchen, cherry-red cabinets offer generous storage alongside wood-toned worktops and neutral splashback tiles. It is an attractive look with a practical galley-style layout. It comes with an integrated oven and gas hob, and an undercounter washing machine.





## Two double bedrooms

Meanwhile, the two double bedrooms provide comfortable spaces for evening's rest. Both maintain the neutral palette and wooden floorboards, ensuring a blank canvas for new buyers that is easy to dress and personalise. The principal bedroom further benefits from a southeast-facing aspect and a built-in cupboard.

“Both bedrooms maintain  
the neutral palette and  
wooden floorboards...”





## The bathroom

The home is finished by a bright bathroom with a three-piece suite. Gas central heating and double glazing ensure year-round comfort.







## Garden & parking

Outside, there is a generous communal garden that is carefully maintained and laid to lawn, coming complete with shared drying facilities, as well as a private allotment area with a weatherproof garden room. Parking in the area is on street and unrestricted.







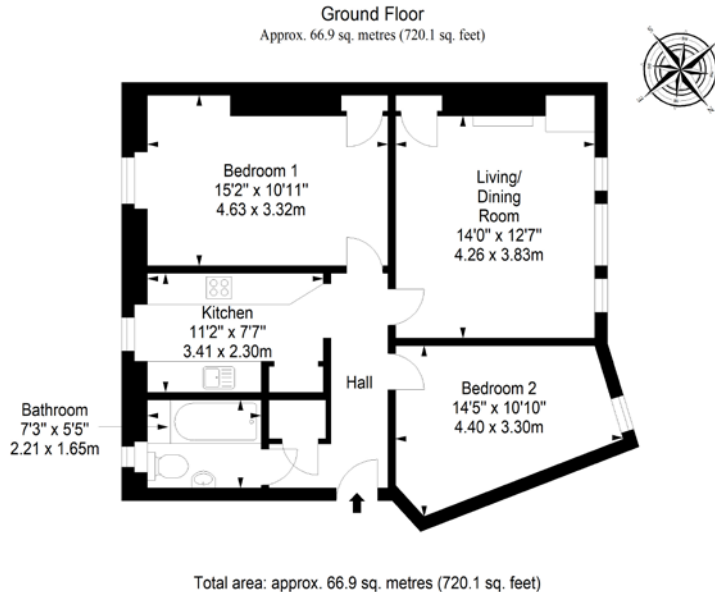


## Warriston

Lying east of the Royal Botanic Garden, less than two miles from the city centre, the sought-after suburb of Warriston enjoys an enviable leafy setting. Beautiful open spaces in the surrounding area include Inverleith Park, with its spectacular views of the capital, and the Water of Leith, leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The lively neighbouring area of Stockbridge, with its charming village feel, hosts an eclectic range of independent shops, pubs, cafes, and eateries, as well as a local supermarket. A Waitrose supermarket is located in nearby Comely Bank, whilst further retail outlets and a large Sainsbury's can also be found close by in Craigleith Retail Park. In addition to a wealth of green spaces for outdoor recreation, Glenogle Swim Centre houses Victorian swimming baths and a state-of-the-art gym. Warriston is well-served by regular bus services to the city centre and beyond, with excellent state schooling options at primary and secondary levels. Many of the capital's renowned independent schools are also easily accessible, in particular, Fettes College, which lies beside this desirable district.



## Floorplan



EPC Rating - C | Council tax band - C | Home report Value - £250,000

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, and an undercounter washing machine to be included in the sale.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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