

COULTERS<sup>©</sup>

# 11 WARRISTON AVENUE

WARRISTON, EDINBURGH, EH3 5ND

 2 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Bursting with character and style, this beautifully presented two-bedroom lower villa offers bright, well-proportioned accommodation that has been thoughtfully upgraded throughout.

The spacious sitting room is filled with natural light from the bay window and features an attractive fireplace, creating a comfortable and inviting living space.

## KEY FEATURES



Well presented lower villa.



Two double bedrooms.



Private gardens to both front and rear.



Permit on-street parking.



Botanic Gardens and Inverleith Park nearby.



Independent shops, cafes and restaurants a short stroll



EPC Rating - D

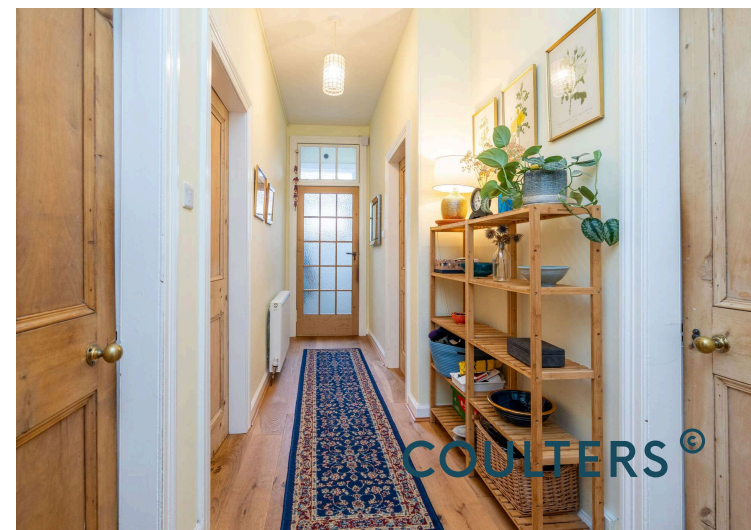


Council Tax Band - E



To the rear, the generous dining room opens directly onto the private garden and flows through to the kitchen, which also enjoys garden access, making the layout both practical and well suited to everyday living. The bathroom has been recently refurbished to a high standard and includes an overhead shower and underfloor heating for added comfort. The property further benefits from new electrics, windows, boiler and flooring, providing modern efficiency and peace of mind.

Excellent storage is available throughout the home, complemented by an external store and large shed in the private rear garden. This is a well-maintained, move-in ready property offering a strong balance of character, comfort and contemporary specification.





## THE LOCAL AREA

The Warriston area is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. It offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Also on the doorstep is The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants. A superb selection of cafes, bars, restaurants and shops are available in both the immediate area and in neighbouring Stockbridge whilst the Tesco at Canonmills provides a convenient local supermarket. There is excellent provision for schools in the area, both state and private. The property is in the catchment area for Broughton Primary School and Drummond Community High School. Private schools such as Fettes College, St George's School for Girls, The Edinburgh Academy and ESMS are close at hand. Warriston is served by a fantastic bus service, provides easy access to cycle networks and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.



## EXTRAS

The blinds, curtains, light fittings, fitted floor coverings, induction hob and electric oven are included in the sale.

**HOME REPORT VALUATION: £420,000**





11 WARRISTON AVENUE, EDINBURGH, EH3 5ND  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,013 SQ FT / 94 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.