



3a/4 Warriston Road

Canonmills, Edinburgh, EH3 5LQ



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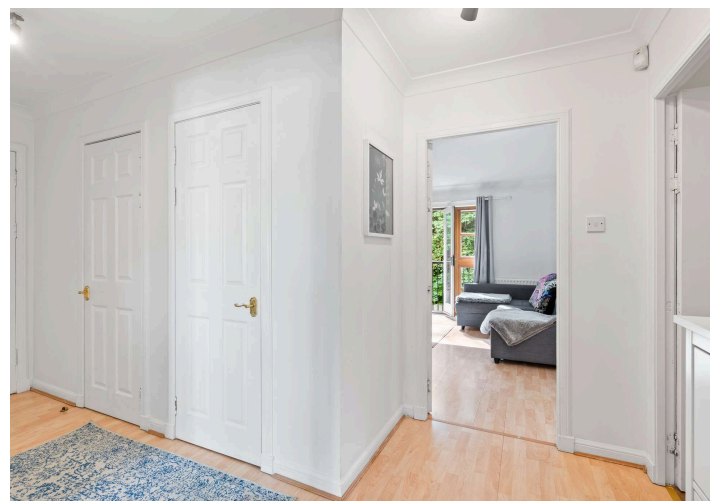


Bright and spacious 2 bed first floor flat with peaceful outlook in the popular Canonmills area

- Sitting/dining room
- Kitchen/breakfast room
- 2 double bedrooms - built in wardrobes
- Bathroom with shower
- Communal terrace garden
- Residents' car park
- Bright & well proportioned
- Secure entryphone system
- Excellent location close to amenities
- Gas central heating and double glazing

Offers Over:

£285,000



Further information can be found in the home report.

About the Property

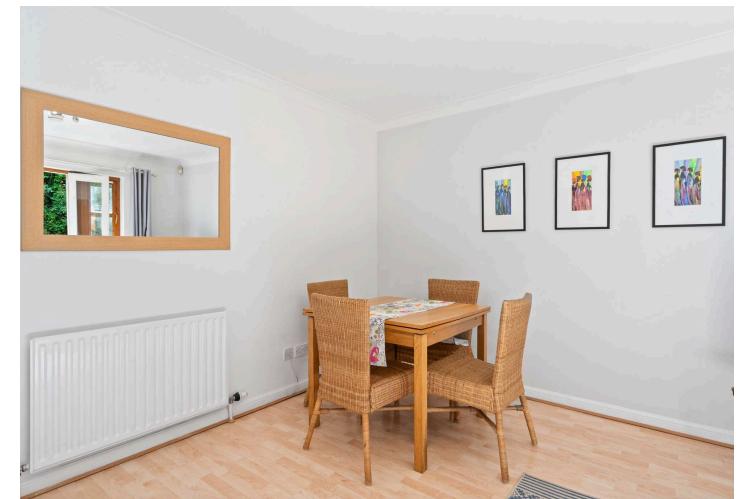
Well presented and bright throughout, this attractive two bedroom first floor flat forms part of a modern development in the ever-popular Canonmills area.

Offering comfortable and well proportioned accommodation and a lovely peaceful green outlook, the property is ideal for first time buyers, professionals or investors alike. The flat benefits from a spacious living area, modern kitchen/breakfast room and bathroom, excellent storage and two good sized double bedrooms.

Further benefits include residents' permit parking, secure entry system and a superb location close to local amenities, fashionable cafes and excellent transport links to Edinburgh's city centre.

Extras

All fitted flooring, curtains, curtain poles and blinds in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge/freezer & washing machine.





📍 Location

Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and St James Quarter. It offers all the convenience of city centre living combined with the benefit of good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street. Excellent shopping facilities can be found at Multrees walk and leisure facilities at the Omni include a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path are also within close proximity. There are excellent bus services to the city centre, and the tram terminus at York Place, Waverley rail station and St Andrews Square bus station are also within walking distance.

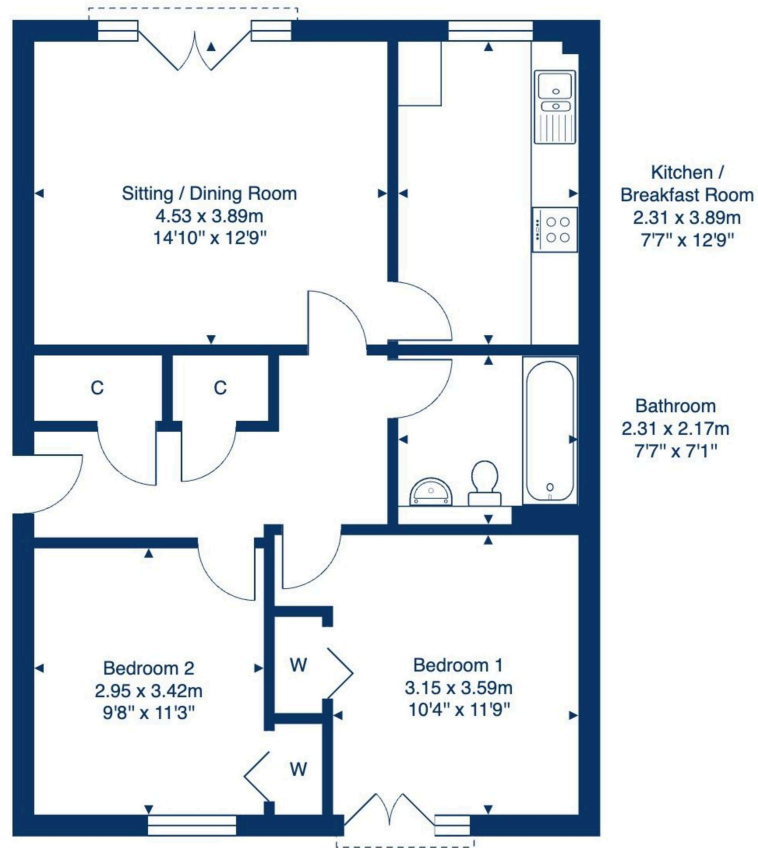
🏠 Management

The property is factored by James Gibb at an approximate cost of £115 per month which includes communal areas, landscaping and block buildings insurance.



Floor Plan

3A/4 Warriston Road, Edinburgh, EH3 5LQ



First Floor

Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only.





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