



**19/3 Warriston Road,
Edinburgh, EH7 4HN**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

IMMACULATE

TWO-BEDROOM, FIRST FLOOR FLAT



This immaculate, two-bedroom, first floor flat has a fantastic location, tucked away and set back on a quiet street, in the popular Warriston area in Edinburgh, close to excellent local amenities, the Water of Leith, a cycle path and a short walk takes you into the city centre. The flat is in walk-in condition and has been decorated throughout in neutral tones, with original doors, laminate flooring and carpet in one of the bedrooms and recently fitted double glazing and boiler. The views are beautiful; to the front there are cherry trees and a green and to the rear there is a very leafy, elevated view across the gardens to the Water of Leith, a park and beyond. The accommodation consists of a well-kept communal stair, with entry phone, a hall, with a utility cupboard housing the washing machine, a lovely, light filled lounge with triple windows to the front of the property and three storage cupboards. The dining kitchen has been very nicely designed with grey fitted units, integrated appliances, space for a table and chairs and beautiful views. There are two double bedrooms, both with a lovely outlook and one with a Press cupboard, and a family bathroom, with smart tiling, bath with overhead shower and a window. There is a private garden to the rear, which has a lawn, edged with borders and hedging and has an Andersons Shelter, ideal as a shed. There is also a communal drying green and on-street parking.

- Communal stair, with entry phone
- Hall, with utility cupboard
- Lounge (virtually staged)
- Dining kitchen
- Two double bedrooms
- Bathroom
- Good storage
- Double glazing and gas central heating
- Private garden
- Communal drying green
- Unrestricted on-street parking





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. Further beautiful open spaces in the surrounding area include Inverleith Park, with its spectacular views of the capital, and the Water of Leith walkway 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 Sainsburys 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, whilst local state schooling options include Broughton Primary School and Drummond Community High School. Many of the capital's renowned independent schools are also easily accessible, in particular, Fettes College which lies beside this desirable district.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, washing machine, fridge freezer, microwave are included in the sale (no warranties given). The double bed/mattress, wardrobe, bed side table and dining table are available if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£230,000

EPC Rating

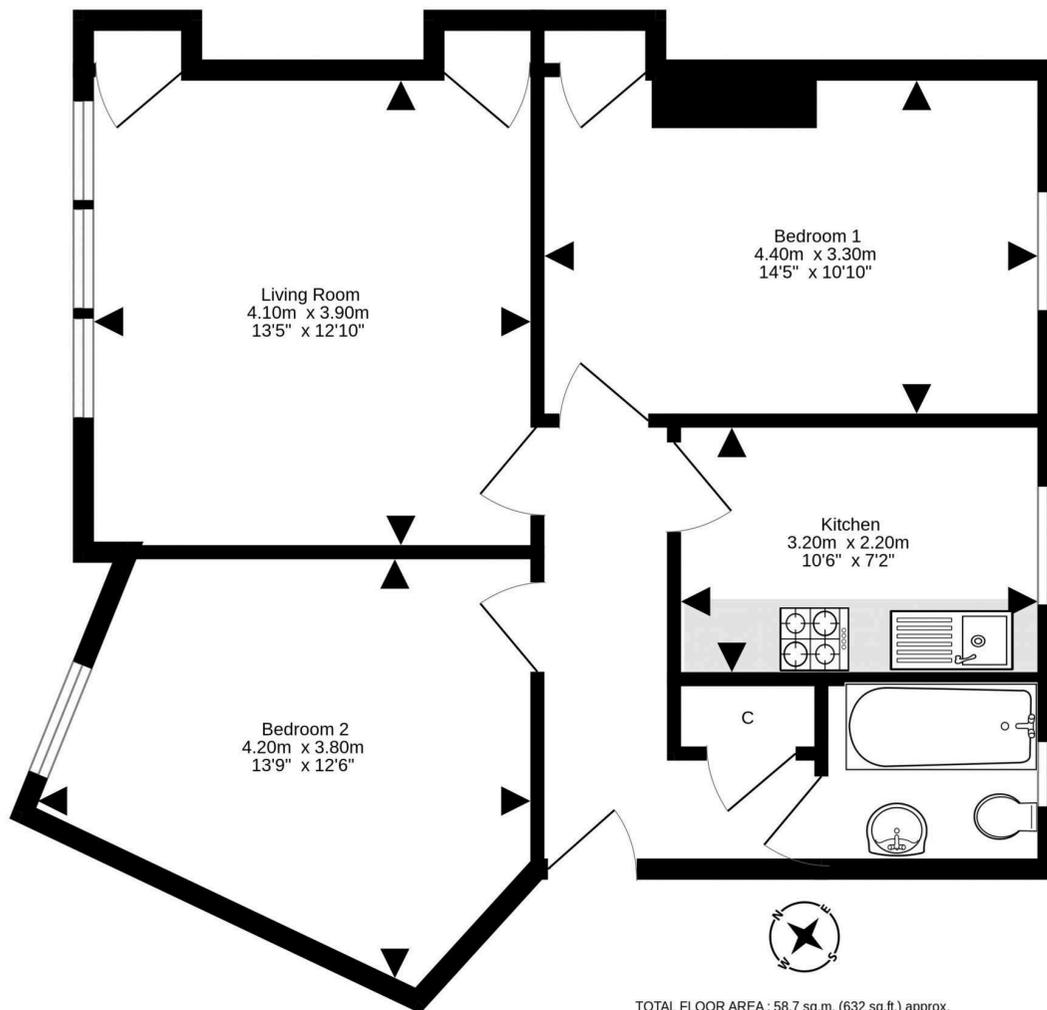
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TOTAL FLOOR AREA : 58.7 sq.m. (632 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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