



URQUHARTS  
PROPERTY

50 Warriston Drive  
EDINBURGH, EH3 5NA

A spacious two storey semi-detached villa, in a quiet residential location.

Hall, livingroom / diningroom, kitchen, two double bedrooms and bathroom.

Double glazing, blinds and modern gas central heating.

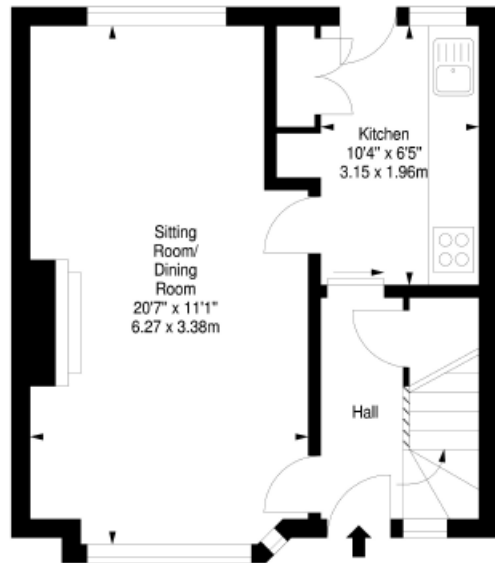
Garden grounds to the front, side and rear.

On street permit parking.

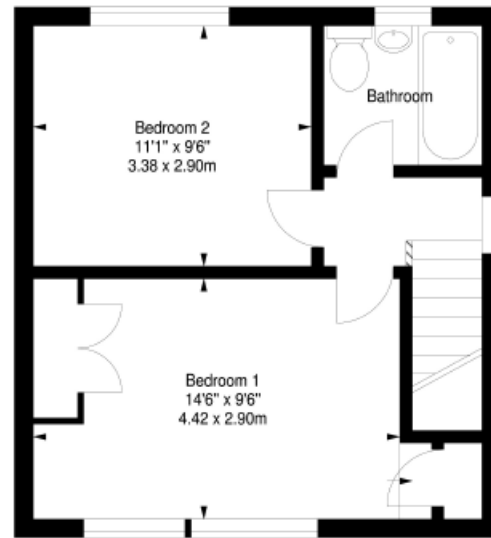


## Warriston Drive, EH3 5NA

Approx. Gross Internal Area  
700 Sq Ft - 65.03 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



### SITUATION

The property is quietly situated in a residential development but close to the city centre and related amenities. It is well positioned for travel being only a minute's walk from good bus services, and also within walking distance of the New Town, Stockbridge and the city centre. There is good local shopping on nearby Inverleith Row, Broughton Street and Stockbridge and a nearby Tesco supermarket. The property is also close to the Botanic Gardens, Inverleith Park and an excellent local network of cycle and foot paths.

### DESCRIPTION

This is a well proportioned two storey south facing semi detached villa, with its own front garden, and with access around the side of the property leading to its own rear garden. The sittingroom is bright with a window to the front of the property, ample room for a dining table at one end, and a further window overlooking the rear garden.

The kitchen includes a door to the rear garden, a range of fitted units and freestanding appliances.

The hallway leads to all downstairs rooms and includes an under stair cupboard housing the combi-boiler. Stairs lead to the first floor and two good sized double bedrooms, the bathroom and the hatch to the loft area.

The front bedroom contains two fitted wardrobes, with the large freestanding wardrobe / dresser unit in the second bedroom also being included in the price.

There is full double glazing and recently installed gas central heating.

### INCLUDED IN THE PRICE

Garden shed, fitted carpets, blinds, curtains (except those in the front bedroom), gas hob and cooker, washing machine, dryer and fridge freezer. Other items may be available by negotiation.

No warranty is given as to the condition of the electrical appliances.

### VIEWING

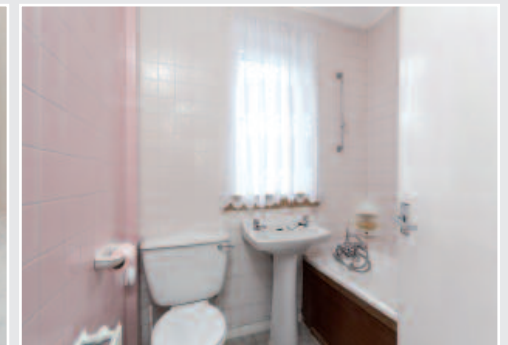
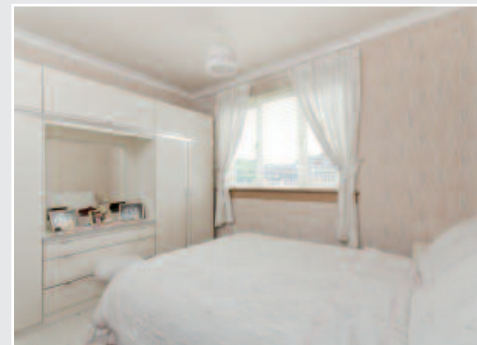
By appointment, telephone Urquharts Property on 0131 556 2896 or email [enquiries@urquharts.co.uk](mailto:enquiries@urquharts.co.uk)

### PRICE

Fixed price £200,000

### HOME REPORT

The Home Report is available on [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [enquiries@urquharts.co.uk](mailto:enquiries@urquharts.co.uk)





#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home report is available upon request from Urquharts Property.