



1A Wardie Steps,
Edinburgh, EH5 1ES



2  1  1  67  D 

1A Wardie Steps, Edinburgh, EH5 1ES

We are delighted to present to the market this stylish main door flat forming part of a C-Listed Victorian building just a stone's throw from the waterfront at Wardie Bay. The property benefits from gas central heating and double glazing (with the exception of the bathroom window).

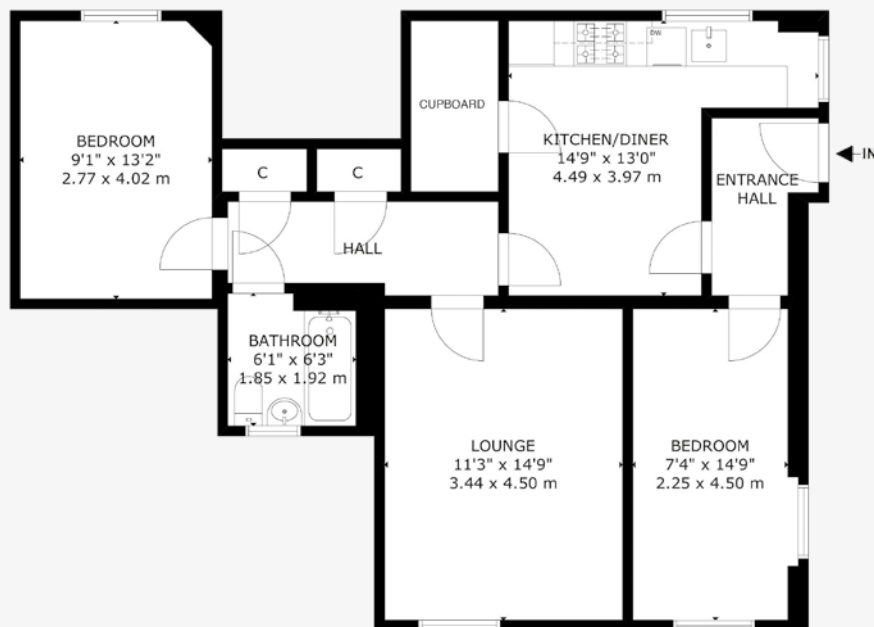
A gate leads to the private stone-walled courtyard, providing an easily maintained outdoor space. A panelled door with glazed insets leads to the entrance hall and there is also an inner hall with two storage cupboards. The kitchen has windows to the front and side, space for dining, large storage cupboard, Belfast sink and is fitted with a range of contemporary base and wall units with the oven, hob, hood and dishwasher to remain. The lounge has window to the side, bookcase and feature fireplace. There are two double bedrooms, both with wardrobes which are to remain, and completing the accommodation is the fully tiled bathroom with window to the side fitted with a three piece white suite with shower over the bath.

Early internal viewing of this exceptionally deceptive property is essential.

Area Description

Trinity, which is located to the North of Edinburgh has a range of local artisan cafes and within walking distance of The Shore, Inverleith and Stockbridge. The area is within close proximity to an extensive collection of sprawling green spaces for family walks including Starbank Park, Victoria Park and Gypsy Brae, as well as well-maintained cycle trails. The diminutive Wardie Bay, which is popular with paddle boarders and wild swimmers, is a short walk from the property. Regular and quick bus services connect Trinity to the city centre and the City Bypass. The Queensferry Crossing and motorway network are both within convenient driving distance. Sainsbury's Local, Asda and Ocean Terminal shopping centre are all close by as well as Newhaven Harbour, where award-winning restaurant, The Fishmarket is located.





Accommodation

Lounge:	3.43m x 4.5m	(11'3" x 14'9")
Kitchen/ Diner:	4.5m x 3.96m	(14'9" x 13')
Bedroom 1:	2.77m x 4.01m	(9'1" x 13'2")
Bedroom 2:	2.24m x 4.5m	(7'4" x 14'9")
Bathroom:	1.85m x 1.9m	(6'1" x 6'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine