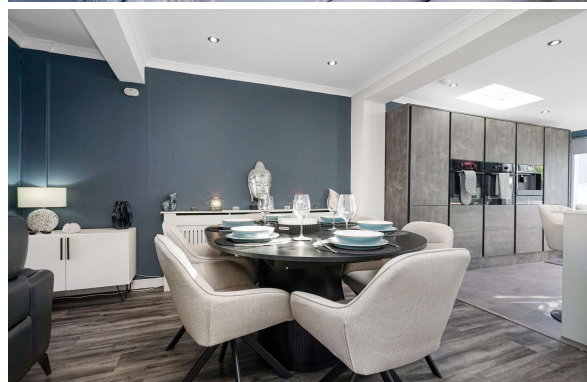




27 Ross Gardens
NEWINGTON | EDINBURGH | EH9 3BR


warners
solicitors & estate agents



27 Ross Gardens

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A rare opportunity to purchase this delightful two-bedroom terraced home in immaculate order, styled and finished to a high standard throughout and tastefully extended at the rear. This charming property positioned on a quiet road is only around 3 miles from the city centre.

This is an impressive property offering a light, spacious interior and boasting a private south facing garden and front driveway. Downstairs the property comprises an open plan kitchen/living/dining area with a patio door into the peaceful rear garden. The fully fitted kitchen currently comprises a washing machine, dishwasher, fridge, freezer, island, wine rack, utility cupboard, built in coffee machine and microwave, induction hob, double oven, warmer drawer, and fan. Also downstairs is a handy WC.

Upstairs there are two well-proportioned bedrooms, the primary with built in wardrobes and stunning views of Arthur's Seat and completing the accommodation is the shower room with waterfall shower and a heated towel rail. The property also benefits from a floored attic, a south facing garden with decking, two sheds, two apple trees and a lawn. At the front there is a private driveway with an EV charger.

- Welcoming entrance hall
- Large contemporary open plan kitchen/living and patio door into the garden
- Two well-proportioned bedrooms
- Stylish shower room
- Downstairs WC
- Double glazing and gas central heating
- Rear garden with decking, two sheds and lawn
- Front driveway with EV charger

Energy Rating D, Council Tax band C.

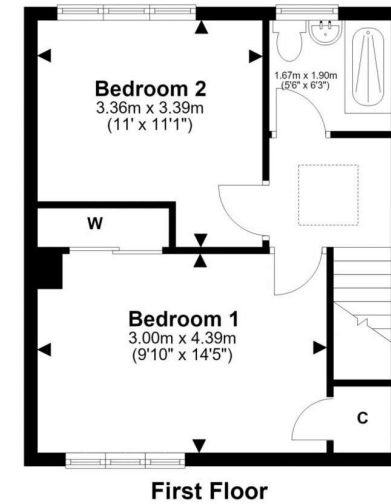
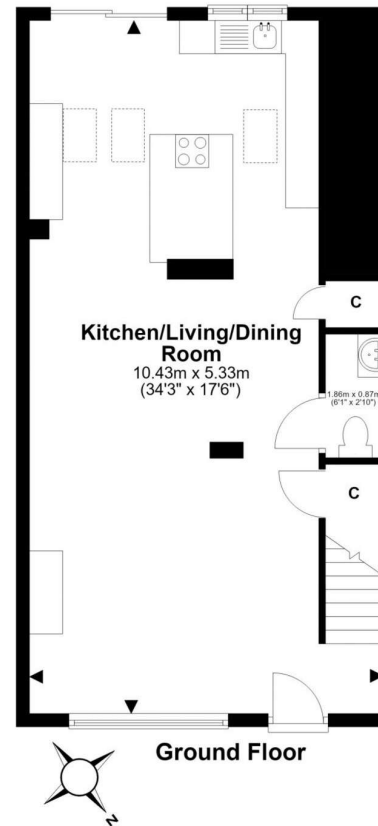
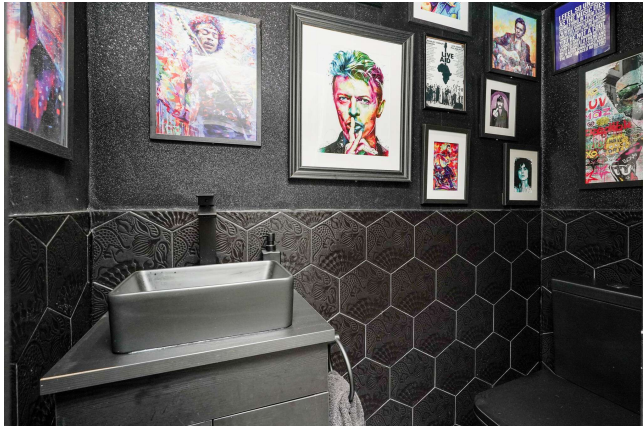
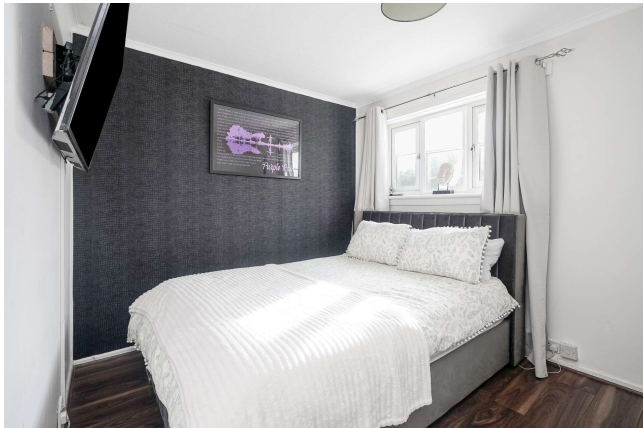
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in the sale: Fixtures and fittings, TV brackets, all blinds, curtains, integrated appliances, bin storage, and two outdoor sheds

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.