



81/5, Easter Warriston, Edinburgh, EH7 4QY

Light, Tastefully Presented & Spacious, Two-Bedroom, First-Floor Flat with Garage

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Property Description

Light, tastefully presented, and spacious, two-bedroom, first-floor apartment with an allocated garage. Located in a leafy and desirable residential cul-de-sac in the Warriston area, north of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, kitchen, two double bedrooms and a bathroom.

Featuring an impressive corner-aspect public room, a fitted kitchen with appliances, and leafy secluded views. In addition, there is gas central heating, double glazing and good storage, including bedroom wardrobes.

The development also provides a secure entry system, highly maintained garden grounds, and ample residential car parking.

A welcoming entrance hall provides access throughout the property and benefits from excellent storage, including three useful built-in cupboards. The bright and spacious triple-aspect living and dining room enjoys an abundance of natural light and offers ample space for a range of furniture arrangements, finished in neutral, light décor and carpeted flooring.

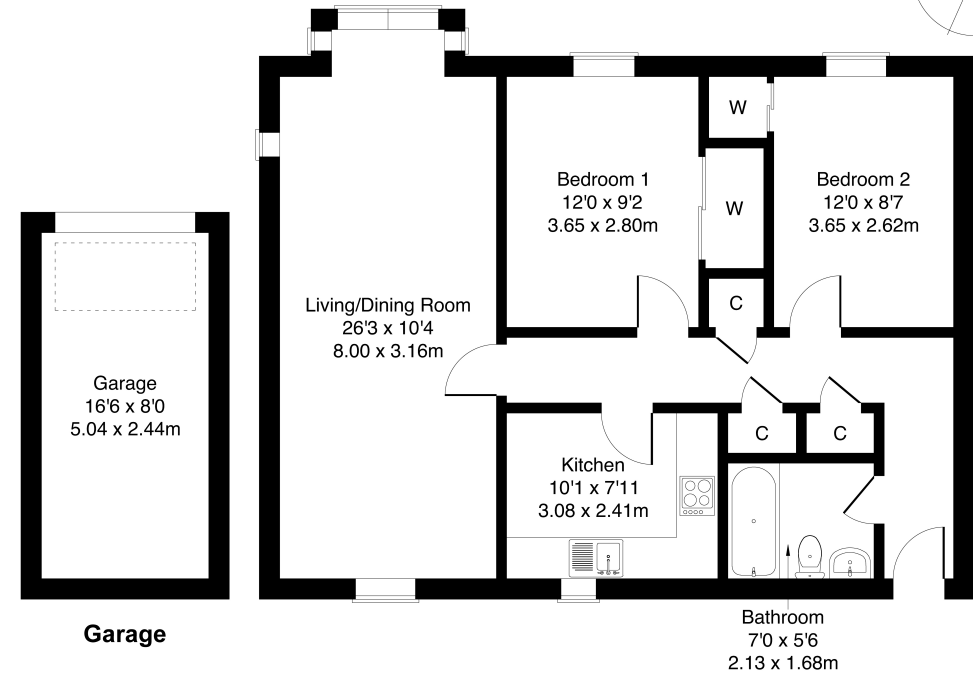
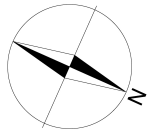
Located to the rear of the property, the kitchen is fitted with a range of modern units and complementary worktops. Features include a stainless-steel sink with drainer, a tiled splashback, an integrated gas hob and oven, along with space for freestanding appliances.

There are two generously proportioned double bedrooms, both offering excellent space and featuring light décor, carpeted flooring and built-in mirrored wardrobes. Completing the accommodation is a family-sized bathroom fitted with a three-piece suite, including a bath with shower over and tiled splash walls.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Warriston is a peaceful and well-liked residential area just north of Edinburgh city centre. Residents benefit from a good selection of specialist and everyday shops in nearby Goldenacre and Canonmills, as well as a 24-hour ASDA in Newhaven. The area is close to a wealth of recreational options, including Inverleith Park, the Royal Botanic Gardens, Glenogle Baths, extensive cycle paths, and scenic walks along the Water of

Leith walkway. Just a short distance away, the trendy and cosmopolitan districts of Stockbridge and Broughton Street provide an eclectic mix of speciality shops, restaurants, bars, and delicatessens. Warriston is especially popular with families, being within the catchment for the highly regarded Trinity Primary School and Trinity Academy. The area is well-connected with good road links and regular bus services.





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