



9/2 Warriston Road, Warriston
| EDINBURGH | EH7 4HJ


warner's
solicitors & estate agents



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Forming part of an established and well-regarded development in the highly sought-after Canonmills district, this delightful two-bedroom ground floor flat presents an outstanding opportunity for city professionals, first time buyers, or investors alike. With an excellent range of local amenities right on the doorstep and easy access to the city centre, the property combines convenience with comfortable, low-maintenance living. The accommodation is well proportioned and thoughtfully arranged and with underfloor heating throughout, it comprises a bright and spacious living room offering ample space for both relaxing and dining, and a separate fitted kitchen with excellent storage and worktop space. There are two well-proportioned bedrooms, both benefiting from a peaceful outlook and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property further benefits from neutral decor throughout, double glazing, and two private residents parking permits, ensuring year-round comfort and efficiency.

- Well-presented ground floor apartment with underfloor heating throughout
- Surrounded by amenities
- Spacious living room with dining area
- Welcoming hallway with storage cupboards and secure entry
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- Two residents parking permits

Council tax D. Energy Rating D

Factor - approx £100 per month to Charles White

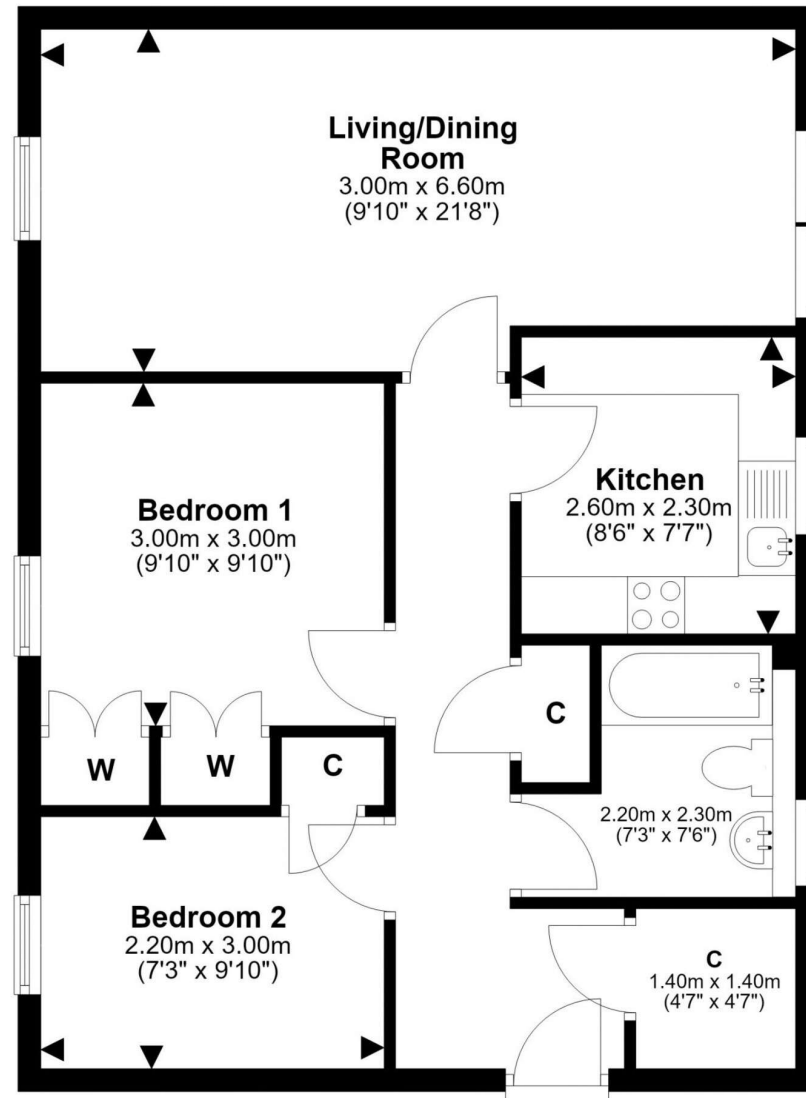
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

Canonmills, just a short walk from the commercial heart of Edinburgh offers all the convenience of City Centre living combined with the benefits of good local amenities. Local shops and supermarkets provide for everyday needs and there is an array of high-quality restaurants and bars in the surrounding area. Schools in the area provide education from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to Waverley Railway Station and St Andrews Square bus station. For recreation, there are the delightful open spaces of the Royal Botanic Gardens and Inverleith Park nearby.





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.