



15/5 Warriston Road

Canonmills, Edinburgh, EH7 4HN



VMH ESTATE AGENTS



Excellent top floor flat with 2 bedrooms, in stunning Water of Leith location

- Spacious sitting/dining room
- Modern kitchen
- 2 double bedrooms
- Modern shower room
- Excellent storage throughout
- Open outlook to the front
- Private garden & communal drying area
- Unrestricted on-street parking
- Double glazing
- Gas central heating



Offer Over :
£ 250,000



 Freehold

Further information can be found in the home report.

About the Property

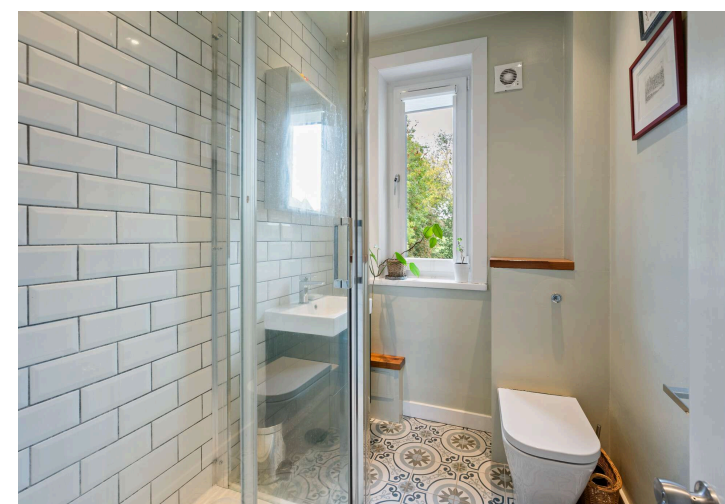
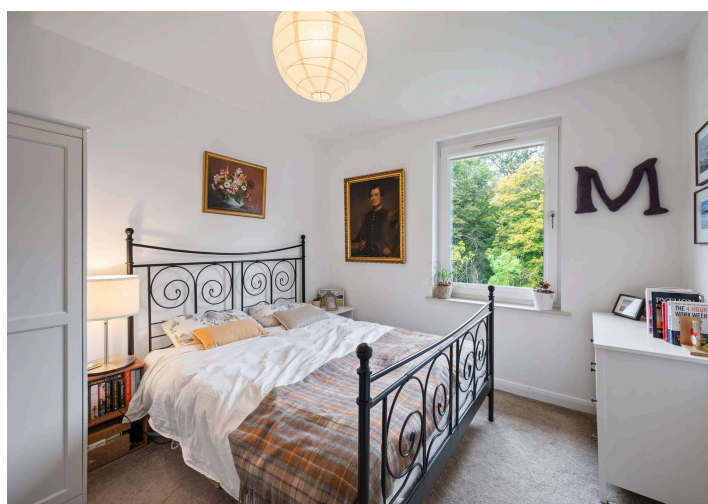
Beautifully presented and exceptionally bright throughout, this attractive 2 bedroom 2nd floor apartment is quietly positioned in a very convenient location beside the Water of Leith and the popular Canonmills area.

Offering comfortable and well proportioned accommodation, the property is ideal for first time buyers and professionals. The apartment features an exceptionally bright sitting/dining room with an excellent open outlook to the front. There is a modern kitchen, 2 generously proportioned double bedrooms along with a modern shower room and excellent storage provision throughout.

Externally, there is a private garden area to the rear along with a communal drying green and unrestricted on-street parking.

Extras

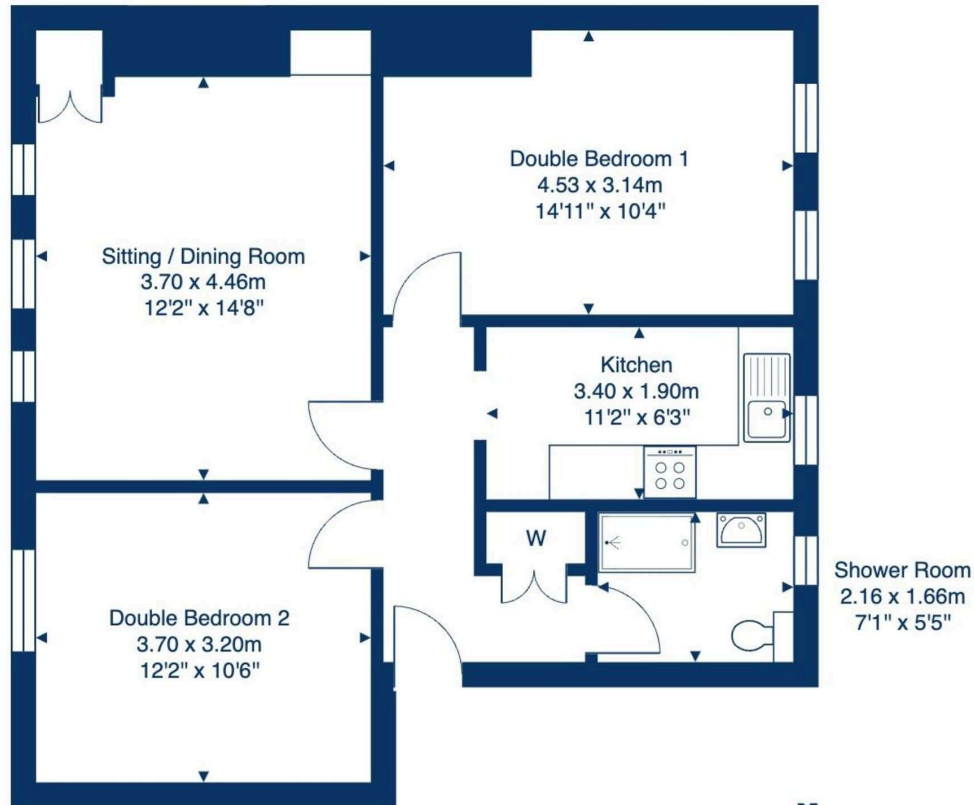
All fitted flooring, curtains, curtain poles and blinds in addition to the kitchen white goods - oven, gas hob, extractor hood, fridge/freezer & washing machine are included in the sale.





Floor Plan

15/5 Warriston Road, Edinburgh, EH7 4HN



Second Floor



Total Area: 61.5 m² ... 661 ft²

All measurements are approximate and for display purposes only.

Location

Canonmills is situated just to the north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street, George Street and St James Quarter. It offers good local amenities and an array of high quality restaurants, bars and shops in the surrounding area, especially on nearby Broughton Street. Excellent shopping facilities can be found at Multrees walk and leisure facilities at the Omni include a multi-screen cinema and Nuffield Health Fitness & Wellbeing Gym. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path are also within close proximity. There are excellent bus services to the city centre, and the tram terminus at York Place, Waverley rail station and St Andrews Square bus station are also within walking distance.





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