

36 Warriston Avenue, Inverleith, Edinburgh, EH3 5NB



Description

With an enviable position in one of the capital's most sought-after areas, is this impressive main door lower villa situated in the heart of the prestigious Inverleith district, a short distance to Inverleith Park and the Royal Botanic Gardens. Occupying a peaceful setting, the property is offered to the market in beautiful order throughout and provides spacious and light filled accommodation boasting a sunny west facing private rear garden.

- Vestibule and central hallway
- Charming bay windowed living room with fireplace providing a lovely focal point
- Dining room with patio door opening onto rear garden
- Well equipped fitted kitchen
- Two-well-proportioned double bedrooms with good storage
- 3-piece white suite bathroom with shower over bath
- Gas central heating and double glazing
- West-facing private rear garden and private garden to front
- On street permit parking

Extras

The blinds, curtains, light fittings, double oven, hob, washing machine, tumble dryer, fridge/freezer and garden shed are included.

EPC Rating: C

Price and Viewing

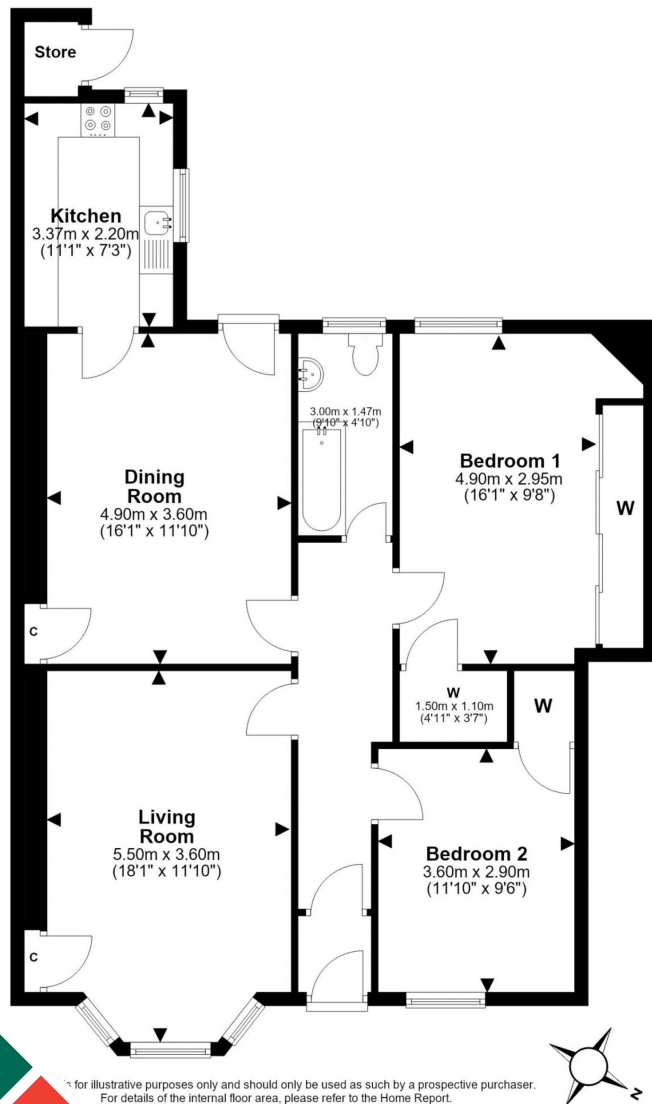
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The Inverleith area is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. It offers a wealth of outdoor and recreational activities, particularly Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Also on the doorstep is The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants. A superb selection of cafes, bars, restaurants and shops are available in both the immediate area and in neighbouring Stockbridge whilst the Tesco at Canonmills provides a convenient local supermarket. There is excellent provision for schools in the area, both state and private. The property is in the catchment area for Broughton Primary School and Drummond Community High School. Private schools such as Fettes College, St George's School for Girls, The Edinburgh Academy and ESMS are close at hand. Warriston is served by a fantastic bus service, provides easy access to cycle networks and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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