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7 Warriston Drive, Edinburgh, EH3 5LY

Beautifully Presented, Three-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Beautifully presented, this three-bedroom mid-terraced villa benefits from private gardens and a driveway. Occupying a quiet and desirable side-street position in the highly sought-after area of Inverleith, just north of Edinburgh city centre.

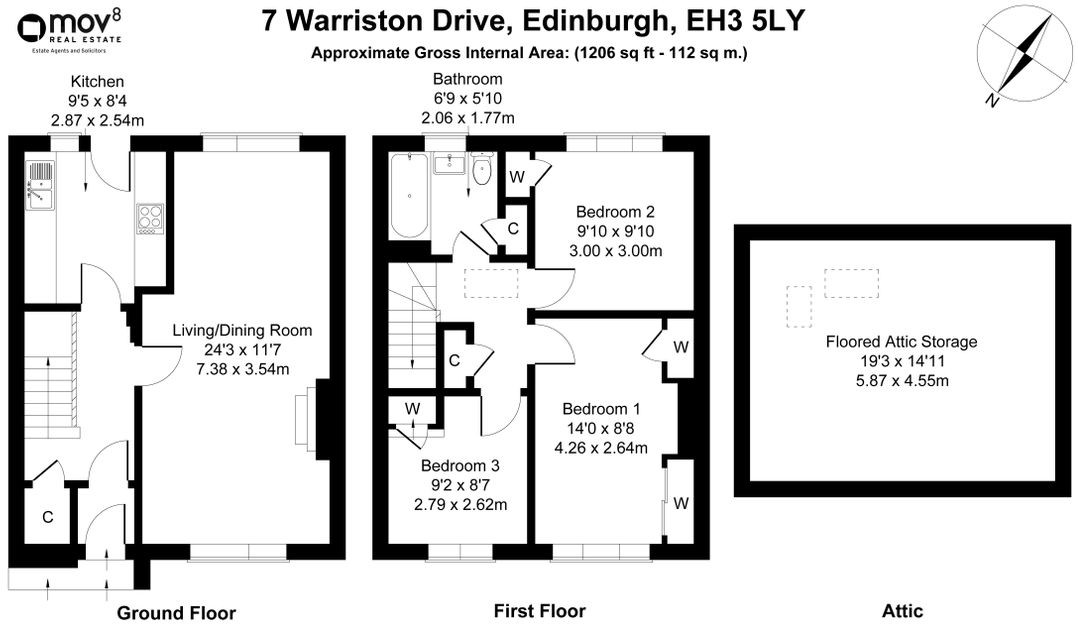
Comprises a vestibule, hallway, a living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Tastefully finished throughout, updated with a quality fitted kitchen, a stylish bathroom suite, and contemporary flooring and lighting. Additional features include double glazing, gas central heating, fitted window blinds, and excellent storage, including a large floored loft.

Externally, the property benefits from a flower garden and driveway to the front, and a secluded south-facing rear garden, including a lawn, a patio and established shrubbery.

A vestibule with tiled flooring opens into the main ground-floor hallway, where modern flooring continues through to both public rooms and the carpeted staircase, with a useful storage area beneath. A tastefully finished and spacious dual-aspect public room provides ample space for both lounge and dining furniture. Features include a feature wall, fireplace with a wooden beam surround, simple coving and extensive recessed spotlighting. The kitchen has direct access to the southerly-facing rear garden, making it ideal for family life and entertaining. A quality range of fitted units is complemented by wooden worktops and a ceramic sink, with appliances including a washing machine, tumble dryer, integrated fridge/freezer, dishwasher, oven and induction hob.

On the first floor, bedroom one is positioned to the front and features carpeted flooring, a built-in mirrored wardrobe, a second built-in storage cupboard and wall-mounted bedside lights. The second double bedroom overlooks the rear garden and also benefits from carpeted flooring, built-in storage and wall-mounted bedside lights. A third, versatile bedroom is set to the front and includes carpeted flooring and a built-in storage cupboard. Completing the accommodation, the updated family bathroom has a rear-facing window and a stylish suite, complemented by metro-style wall tiling, a rainfall shower over the bath, a ladder-style heated towel rail and recessed spotlighting.



Area Description

Inverleith is a prestigious residential area, known for its elegant architecture and tranquil surroundings. Local shopping is available at nearby Goldenacre and Canonmills, offering a mix of everyday essentials, specialist stores, as well as supermarkets within a short distance. Residents enjoy access to a wealth of recreational spaces, including the expansive Inverleith Park, the renowned Royal Botanic Garden Edinburgh, Glenogle Baths, and scenic walks along the Water of Leith, and good access to city cycle paths directly from Warriston. The vibrant neighbourhoods of Stockbridge and Broughton Street are also close by, offering a cosmopolitan mix of independent shops, artisan food retailers, cafés, restaurants, and bars. Inverleith is well connected by road, with nearby Ferry Road providing convenient access to the A1 and A90, linking to the city bypass, Edinburgh Airport, and the Forth Road Bridge. Excellent public transport options are available via frequent bus services from Inverleith Row, Broughton Street and Ferry Road.






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