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7 Warriston Gardens, Edinburgh, EH3 5NQ

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Occupying a generous corner plot in Edinburgh's highly sought-after Inverleith district, this charming two-bedroom main door lower villa offers an exciting opportunity to create a wonderful home in an exceptional location. With pleasant views over Goldenacre Playing Fields and both Inverleith Park and the Royal Botanic Garden close at hand, the property combines a leafy setting with easy access to the city centre.

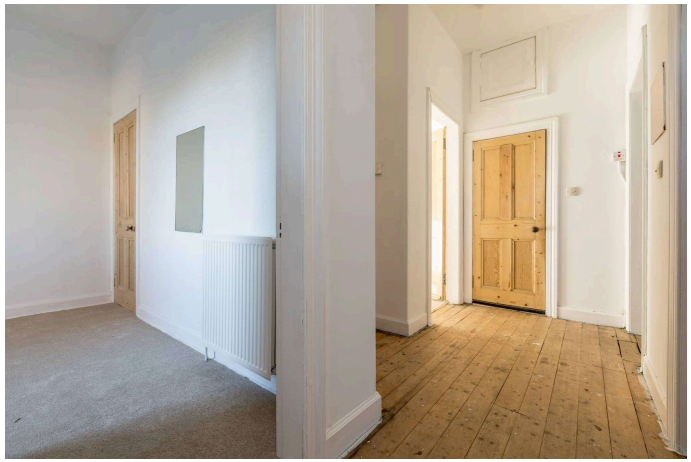
The spacious accommodation retains attractive period features, including original tiled flooring, decorative cornicing and fireplaces. While requiring modernisation, the property offers excellent potential for buyers to introduce their own style and make the most of its generous proportions. A private south-facing rear garden adds to the appeal, while the substantial corner site offers scope to explore an extension or the creation of a driveway, subject to the relevant permissions.

The accommodation comprises:

- Entrance vestibule with original tiled flooring, providing a welcoming introduction to the property.
- Elegant bay-windowed sitting room with original open fireplace, decorative cornicing and pleasant views towards Goldenacre Playing Fields.
- Front-facing double bedroom with a storage cupboard.
- Generous rear-facing principal bedroom with built-in wardrobes and an additional storage cupboard/press.
- Shower room fitted with a WC, wash basin and shower enclosure with wall boarding.
- Separate living/dining room featuring an original solid oak fire surround, offering flexible space for everyday living and entertaining.







VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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- Kitchen fitted with a range of wall and base units, providing a functional starting point while offering an opportunity for redesign and upgrading.
- The generous corner plot is a particular feature, providing valuable outdoor space and excellent potential to enhance the property further. The private south-facing rear garden offers an inviting setting for relaxing, gardening and outdoor dining.

Outside and Gardens

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There is scope to explore extending the accommodation or adding a driveway, subject to obtaining the relevant permissions. External storage houses the washing machine and gas central heating boiler, with a further external storage cupboard providing additional practical space. The garden hut is included in the sale.

Location

Inverleith is one of Edinburgh's most desirable residential areas, offering excellent green spaces and convenient access to the city centre. Warriston Gardens is ideally located for the Royal Botanic Garden, Inverleith Park and nearby Stockbridge, with its range of independent shops, cafés and restaurants.
Well served by local amenities, leisure facilities, schools and regular bus services, the property combines a sought-after location, period character, private garden and excellent potential for improvement.

Council tax band - E















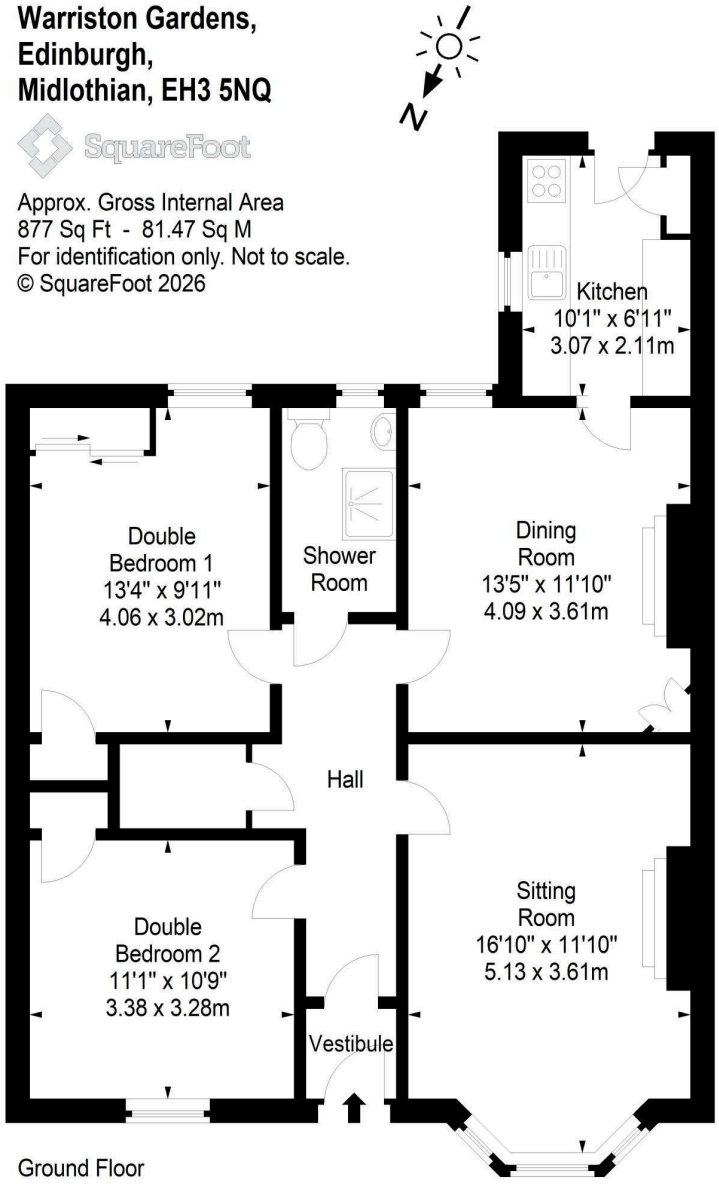




Warriston Gardens,
Edinburgh,
Midlothian, EH3 5NQ

SquareFoot

Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M
For identification only. Not to scale.
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Ground Floor

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Offers can be submitted in writing, fax or email:

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