



GILSON GRAY

LAW • PROPERTY • FINANCE

27 WARRISTON DRIVE

Warriston, Edinburgh, EH3 5LY



This newly renovated, main-door upper villa is situated in Warriston boasts immaculately presented, contemporary interiors and pristine, crisp-white décor throughout, offering a move-in home that is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike. Furthermore, the villa has its own private rear garden and benefits from access to residents' on-street permit parking. Excellent amenities lie within easy reach of the property, such as shops (including a major supermarket), primary and secondary schools, transport links, and open spaces, with The Royal Botanic Garden just a stone's throw away.

Extras: Integrated kitchen appliances comprising an oven, microwave, gas hob, fridge/freezer, and dishwasher will be included in the sale.

FEATURES

- Main-door upper villa in Warriston
- Newly refurbished, immaculate interiors
- Presented in a move-in condition
- Ground-floor entrance and first-floor hall with storage
- Southeast-facing living/dining room
- Stylish, contemporary kitchen
- Two good-sized double bedrooms
- Family bathroom with shower-over-bath
- Private rear garden with two sheds
- Controlled on-street parking (Zone N2)







"THIS MAIN-DOOR UPPER VILLA IS PRESENTED IN A MOVE-IN CONDITION WITH IMMACULATE, RECENTLY REFURBISHED INTERIORS."





EPC RATING:



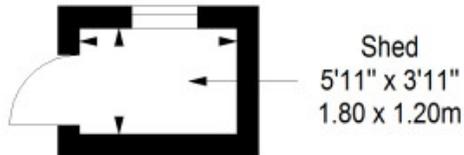
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed

Approx. 2.2 sq. metres (23.7 sq. feet)



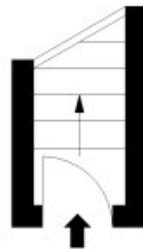
Shed

Approx. 1.8 sq. metres (19.4 sq. feet)



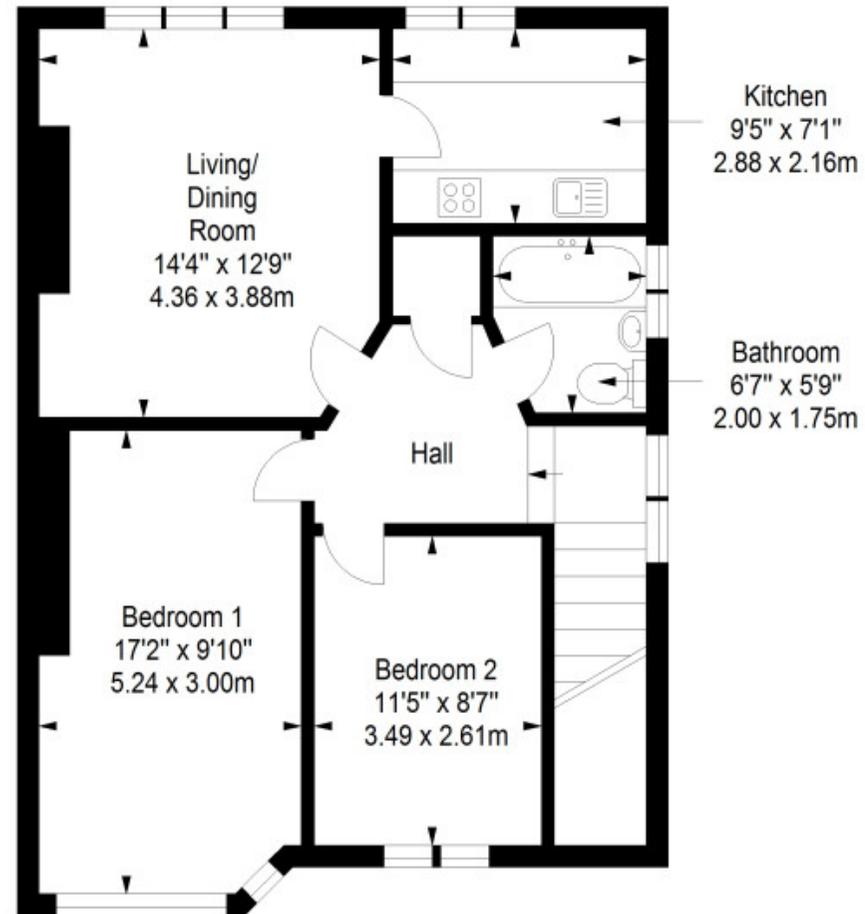
Ground Floor

Approx. 2.1 sq. metres (22.6 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)



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