



16/6 Easter Warriston,
Edinburgh, EH7 4QX



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Located in the popular Warriston area of Edinburgh is this attractive first floor flat. Forming part of a modern factored development, the flat has secure entry, gas central heating and double glazing.

The accommodation includes an entrance hallway with two storage cupboards. The good sized lounge has space for dining with windows to the front, side and rear. The kitchen has window to the front and is fitted with a range of base and wall units with the oven, hob and hood, fridge/freezer and washer/drier to remain. There are two bedrooms both with windows to the rear and wardrobes. Completing the accommodation is the shower room with window to the front and is fitted with a two piece white suite.

Externally the property benefits from a single garage and there are shared garden grounds.

Early internal viewing of this lovely, bright and well-presented flat is essential to avoid disappointment.

Area Description

Warriston is a sought after area to the north of the city centre with vast open green spaces. Inverleith Park with tennis courts, cricket and rugby pitches and the Royal Botanic Gardens with its renowned gardens are on your doorstep. There are further pleasant walks along Water of Leith with the Edinburgh cycle path offering pleasant family afternoons out. There are a vast selection of first rate local amenities at Goldenacre with artisan coffee houses, bars and restaurants available in nearby Stockbridge and New Town. For larger shopping Morrison's, Waitrose, Tesco and Sainsbury's supermarket are within easy reach whilst Ocean Terminal and Craighleith shopping centres are nearby. There are quick bus links into the centre of town with Princes Street within easy walking distance. Highly regarded nurseries, state and private primary and secondary schools are close making Inverleith an enviable and highly sought after location.





Accommodation

Lounge/Diner:	3.23m x 6.53m	(10'7" x 21'5")
Kitchen:	2.64m x 2.18m	(8'8" x 7'2")
Bedroom 1:	3.12m x 3.1m	(10'3" x 10'2")
Bedroom 2:	3.1m x 3.1m	(10'2" x 10'2")
Shower Room:	2.29m x 2.18m	(7'6" x 7'2")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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