




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

100/12 Easter Warriston

EDINBURGH, EH7 4QZ



THE LOCAL AREA

There are parts of the city which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Warriston, without a doubt, certainly is.

The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very

large detached stone-built villas to spacious flatted properties, all completed before the turn of the century.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk.





100/12 EASTER WARRISTON

McEwan Fraser Legal are delighted to bring to the market this superb two-bedroom apartment in a desirable area of Edinburgh.

Set within a quiet, mature, modern development incorporating immaculate communal gardens and a detached single garage, this two-bedroom top (third)-floor flat boasts generous room sizes, wonderful views north to Fife and unspoiled views south to Arthur's Seat, and a desirable city location

in leafy Warriston. This prime location would make the ideal home for professionals, first-time buyers or those looking to invest in the rental market.

Approached via a secure well-maintained communal stairwell, the flat opens into a spacious hall housing a deep store cupboard and private loft access. This welcoming entrance area has fresh décor and laminate flooring. With triple aspect windows and stunning views, the bright and spacious reception

room promises outstanding flexible space for comfortable seating and a dining table and chairs. This room has cable TV/internet and super-fast broadband points. A bright, modern and clean kitchen is fully equipped with dishwasher, integrated and free-standing appliances.

The first large double bedroom continues the bright and spacious theme with lovely views and a sunny southerly aspect. It has ample storage

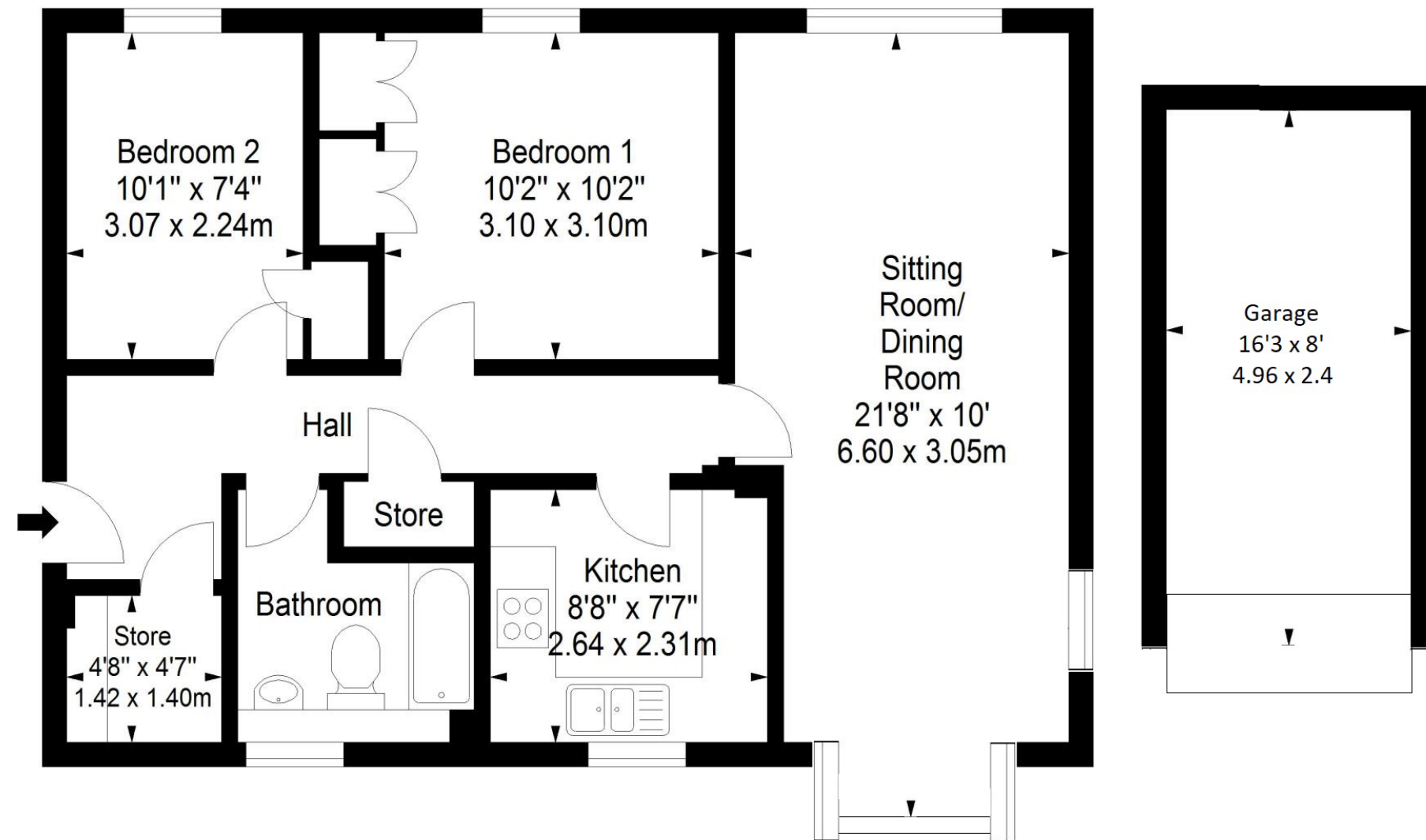
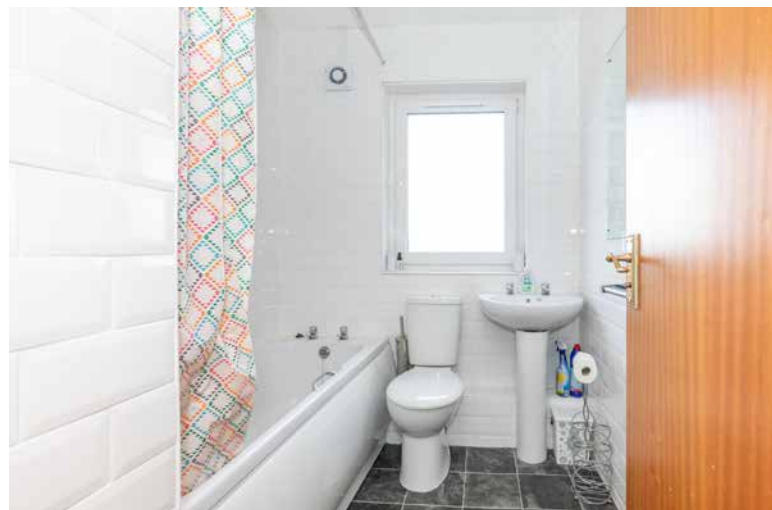
via fitted wardrobes. The second double has a built-in cupboard and ample space for free-standing drawers. Finally, a well-presented bathroom with a powerful shower and full-sized bath complete the accommodation.

Smart gas central heating, by way of a Nest thermostat and recent Worcester Greenstar boiler, along with double glazing guarantee a warm, energy-

efficient climate all year round. The newly upgraded electricity system is suitably wired for buy to let with fixed smoke detectors.

Externally, the development provides its residents with access to substantial, neatly-lawned communal gardens. A detached single garage provides handy private parking or storage, and compliments the plentiful and free on-street parking.





Gross internal floor area (m²): 60m²

EPC Rating: C

Extras (Included in the sale): All white goods. Any or all of the furniture can be negotiated.

BEDROOMS & BATHROOM



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MPL.



Text and description
BEN STEWART CLARK
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer