




McEwan Fraser Legal
Solicitors & Estate Agents
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3/1 Warriston Place

EDINBURGH, EH3 5LE



The Location

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The area is well served with a variety of local shopping facilities. The local shops which include a large branch of Tesco will provide all the usual daily requirements.

Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.

The city's formal entertainment facilities, only naturally, tend to be highly concentrated in the city centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs.

Furthermore, a large branch of Tesco and a 24 hour, a Marks and Spencers service station, alongside a range of independent cafes and shops. all the other facilities amenities associated with city centre are, of course, virtually on the doorstep.

The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide almost country-like walks in the heart of the city.





3/1 Warriston Place

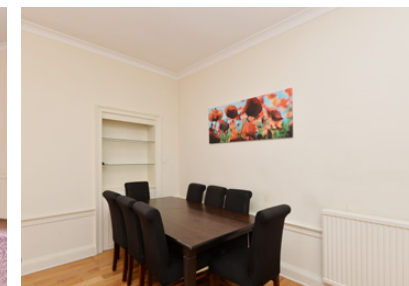
EDINBURGH, EH3 5LE

McEwan Fraser Legal is delighted to present to the market this flat which forms part of a beautiful Victorian tenement and is entered off a well-kept common stairwell via a security entry phone system. The flat boasts great flexibility with three generously proportioned double bedrooms, a large, bright and spacious living room and an open plan kitchen/dining room.

It is anticipated the property will be of particular interest to the professional or family and the investor. Early viewing is highly recommended to appreciate the space and flexibility that is on offer.

The accommodation briefly comprises entrance hall with wooden flooring, fabulous living room with dual aspect windows bringing a wealth of light and this can be said for the rest of the property. There is a fitted kitchen with dining area, master bedroom offering an array of options for furniture configurations along with two other large bedrooms. To complete the accommodation you will both WC and bathroom which are in good condition.

Externally there is on-street residents and visitors parking as well as a communal garden area. The property further benefits from gas central heating and in keeping with the area sash and case windows really complimenting the age of the property.





Specifications & Details

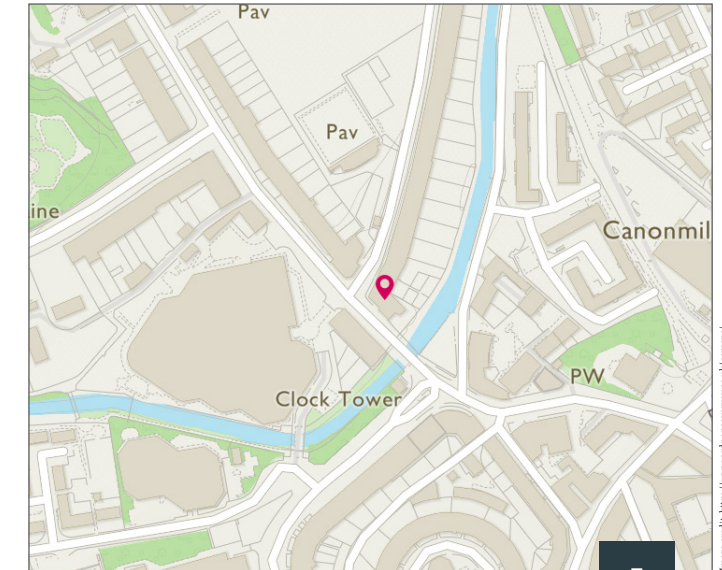
FLOOR PLAN DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.85m (19'2") x 4.24m (13'11")
Kitchen	4.37m (14'4") x 4.21m (13'10")
Bedroom 1	5.88m (19'3") x 3.93m (12'11")
Bedroom 2	4.19m (13'9") x 3.09m (10'2")
Bedroom 3	4.12m (13'6") x 2.21m (7'3")
Shower Room	1.84m (6') x 1.51m (4'11")
WC	1.37m (4'6") x 1.04m (3'5")

Gross internal floor area (m²): 115m² | EPC Rating: D





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Part
Exchange
Available

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Text and description
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