

100/4 Easter Warriston

EDINBURGH, EH7 4QZ



A spacious two-bedroom flat in Edinburgh's popular Warriston Area



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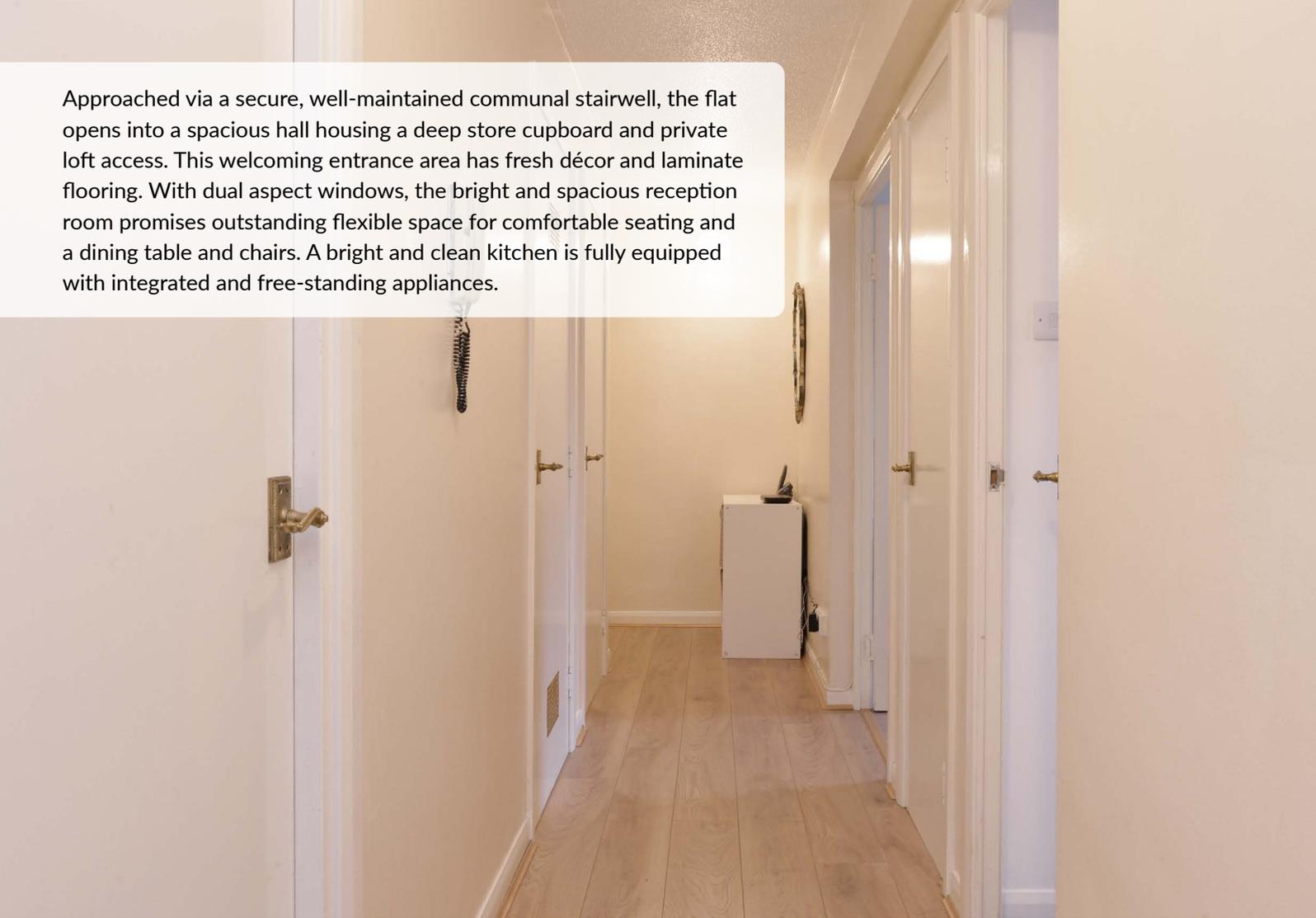




McEwan Fraser Legal are delighted to bring to the market this superb two-bedroom apartment in a desirable area of Edinburgh.

Set within a quiet, mature, modern development incorporating immaculate communal gardens and a detached single garage, this two-bedroom top first-floor flat boasts generous room sizes. 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 dual aspect windows, the bright and spacious reception room promises outstanding flexible space for comfortable seating and a dining table and chairs. A bright and clean kitchen is fully equipped with integrated and free-standing appliances.







THE KITCHEN



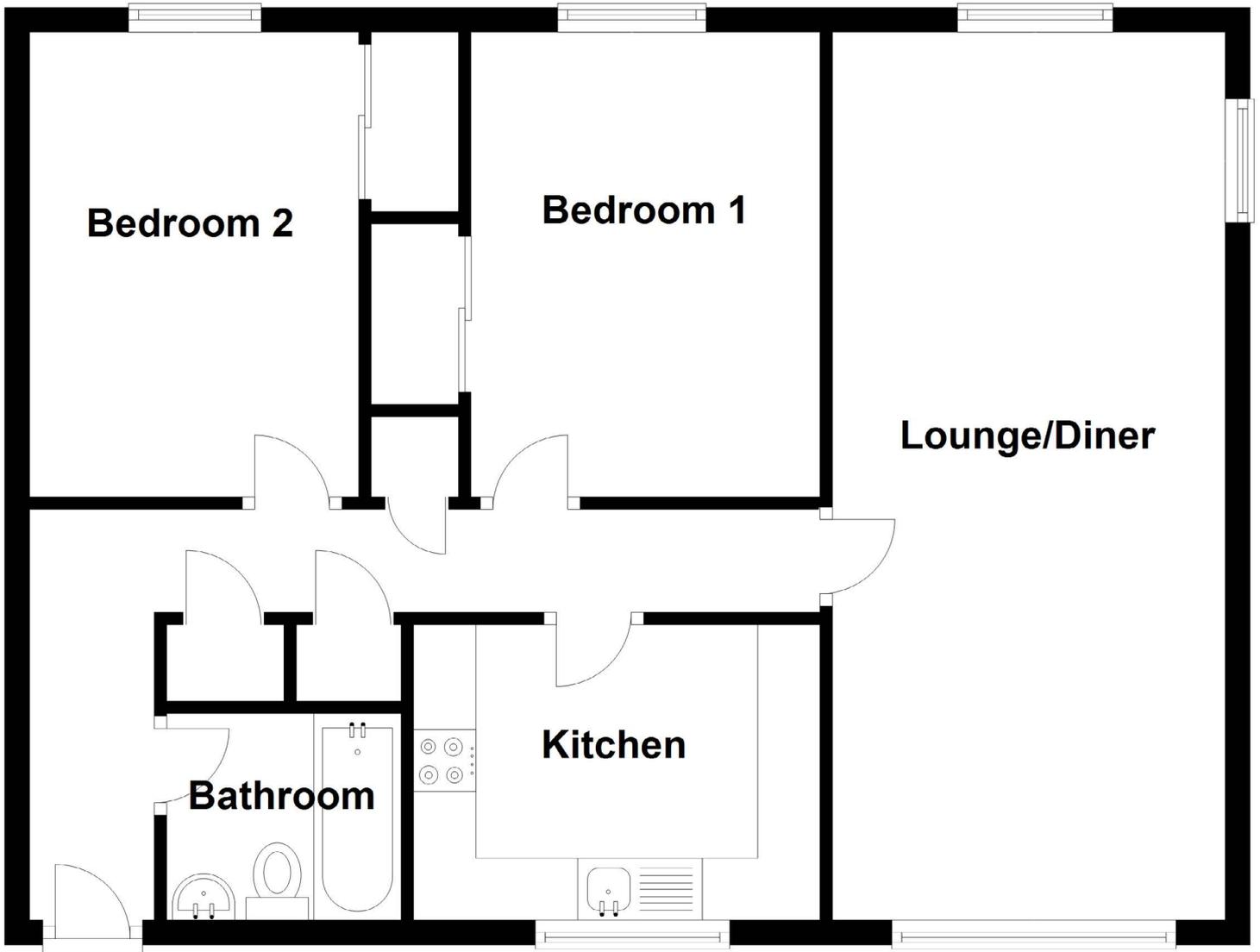
The first large double bedroom continues the bright and spacious theme. It has ample storage via fitted wardrobes. The second double has a built-in cupboard and ample space for free-standing drawers. Finally, a well-presented bathroom with a powerful shower and full-sized bath complete the accommodation. Gas central heating and double glazed windows make for a warm and cost-effective home all year round.





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 complements the plentiful and free on-street parking.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.26m (23'10") x 3.15m (10'4")
Kitchen	3.08m (10'1") x 2.39m (7'10")
Bedroom 1	3.65m (12') x 2.80m (9'2")
Bedroom 2	3.65m (12') x 2.64m (8'8")
Bathroom	1.88m (6'2") x 1.67m (5'6")

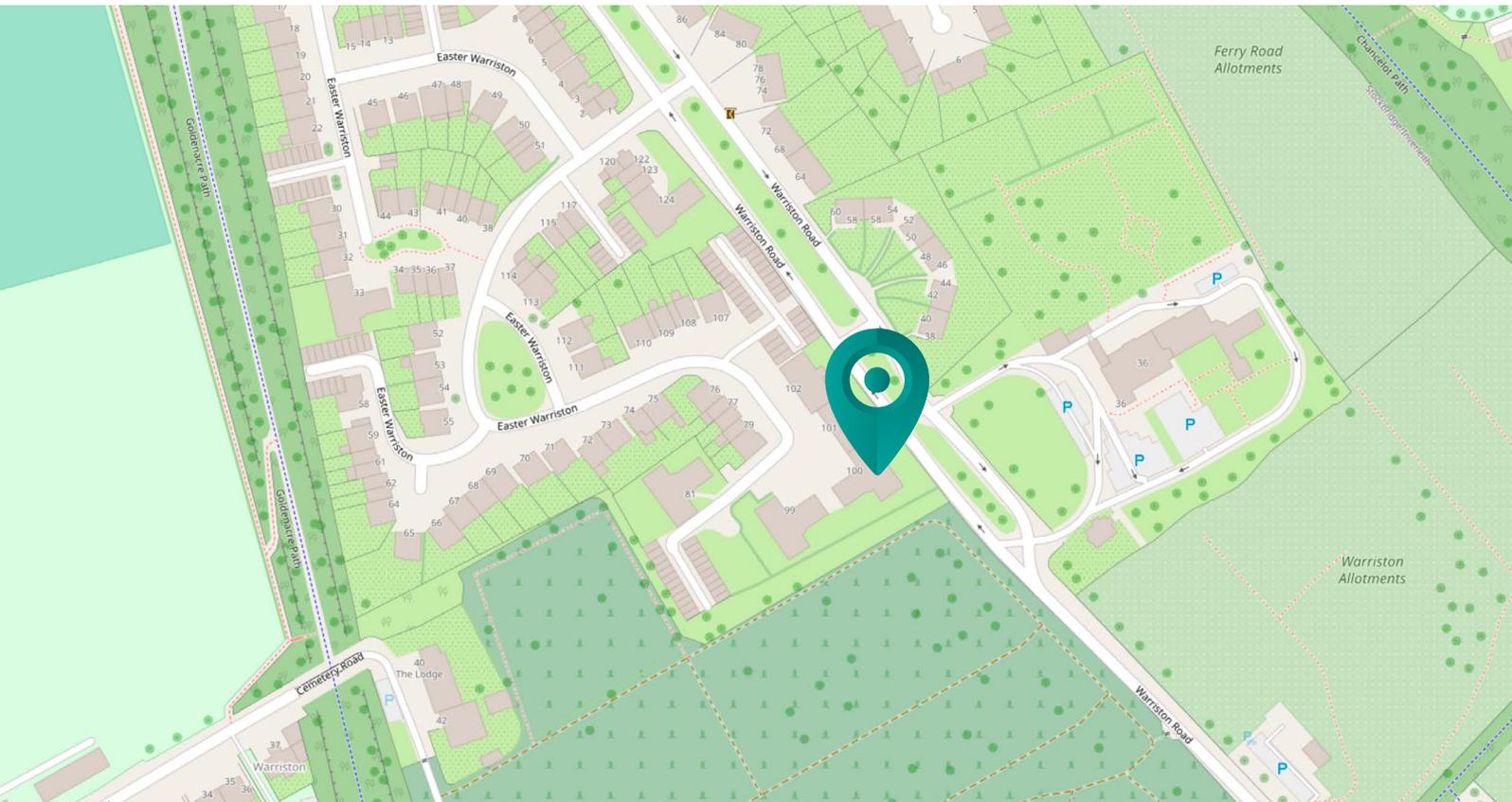
Gross internal floor area (m²): 70m²
EPC Rating: C



There are parts of the city that stand head and shoulders above all else because of their location and character. 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.

Situated between Granton and Newhaven harbours, there is local shopping available at the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a wide variety of shopping needs. A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Several 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 for an afternoon walk.





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