



34/4 Warriston Drive, Inverleith, Edinburgh, EH3 5LY

Spacious & Well Presented, Two-Bedroom, Dual-Aspect Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Spacious, two-bedroom, dual-aspect, first-floor flat with a private balcony, set on a residential street, located in the Inverleith area, to the north of Edinburgh city centre.

Recently freshly decorated in neutral tones, with new, wood-effect flooring.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include gas central heating, neutral décor, good integral storage, generously sized rooms, a secure entry system and TV and telephone points. Externally, there is a large, well-tended shared rear garden, with ample permit parking to the front and on surrounding streets.

The entrance hall serves each room within the property, has a secure entry phone handset, a storage cupboard and modern, wood-effect flooring. Set to the front, the light and spacious living room features carpeted flooring, a decorative fireplace, and space for freestanding lounge and dining furniture.

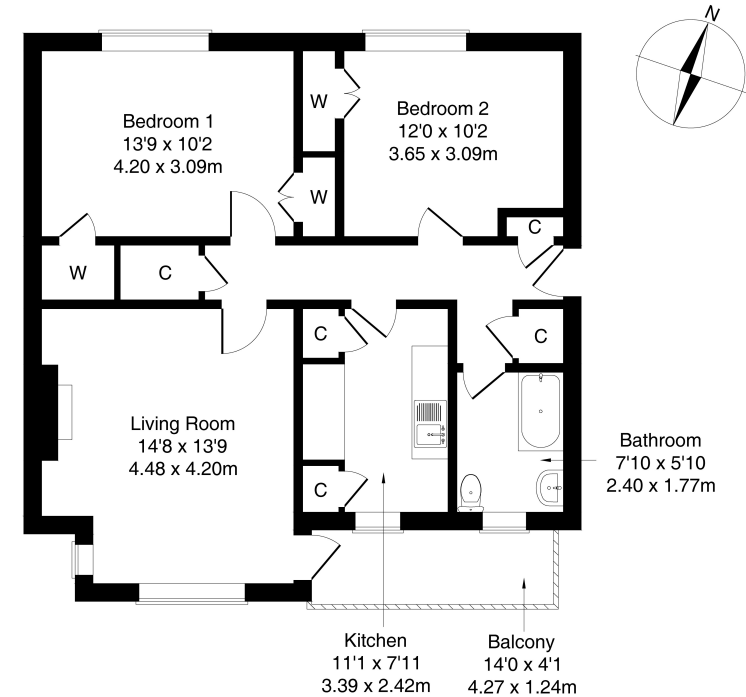
Set off the living room is the spacious balcony. Set aside, the kitchen is fitted with contemporary units, stone effect worktops, a stainless steel sink with drainer and wood-effect flooring. Bedroom one is set to the rear, with carpeted flooring and neutral décor and a storage cupboard, whilst bedroom two is similarly finished, also including carpeted flooring, a pendant light fitting and offers ample space for freestanding bedroom furniture.

Completing the accommodation, the bathroom is fitted with a white three-piece suite with a mains mixer shower over the bath, tiled splash walls and tiled flooring.



34/4 Warriston Drive Trinity Edinburgh EH3 5LY

Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Inverleith is a prestigious residential area, with a good variety of specialist and everyday shops at both Goldenacre and Canonmills. It is close to many recreational facilities, including Inverleith Park, the Royal Botanic Gardens, Glenogle Baths, and access at Canonmills to the Water of Leith walkway. A good choice of supermarkets is available within a short radius, whilst the fashionable and cosmopolitan districts of

Stockbridge and Broughton Street are also within close proximity. There is easy access to the main trunk routes, either through the city centre or via nearby Ferry Road which connects to the A1 to the south, with the A90 running northward for connection to the city bypass, airport, and the Forth Road Bridge.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

