



**Thorntons**   
The right way to move

## 81/12 Easter Warriston

Warriston, Edinburgh, EH7 4QY

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## Summary

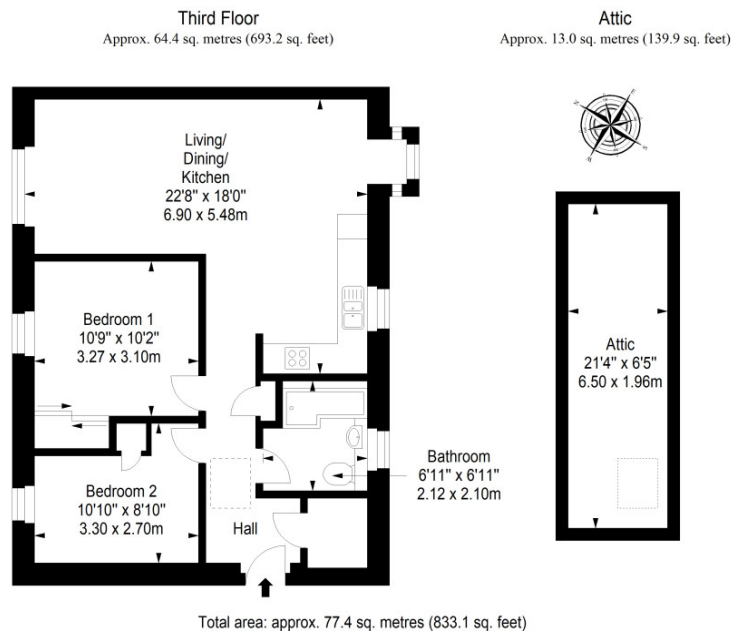
Presented in true walk-in condition, this two-bedroom third/top-floor flat in Warriston has been newly upgraded and extensively renovated throughout to exceptional standards. It has fresh decoration and new flooring throughout; plus, the owner has created an open-plan living/dining space with a stylish new kitchen and multi-aspect glazing, complete with wonderful garden views. The bathroom is brand-new as well, and the home has access to manicured communal gardens and residents' parking Extras: all fitted floor coverings, light fittings, integrated appliances, dishwasher, and washing machine are included. Please note, some rooms have been virtually staged for illustration and the estate garden is maintained by a residents' association, costing roughly £40 per annum.

## Features

- Completely renovated third/top-floor flat
- Part of a sought-after development
- Peaceful cul-de-sac setting in Warriston
- Hall with storage and utility cupboard
- Open-plan kitchen/living/dining room
- Two double bedrooms with storage
- New bathroom with overhead shower
- Private floored attic for further storage
- BT (100Mbps) and Virgin (1Gbs) are both connected to the flat and full fibre Superfast is also available for connection
- Landscaped communal gardens
- Private residents' parking
- Gas central heating via a new boiler
- Underfloor heating in the bathroom
- Double-glazed windows throughout



# Floorplan



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