



**100/7**

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EASTER WARRISTON  
WARRISTON, EDINBURGH, EH7 4QZ

**C**  
**CLANCYS**  
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Forming part of a modern development in sought-after Warriston, this impressive, two-bedroom, second-floor flat enjoys a desirable setting in the capital, close to numerous public parks, amenities, and schooling, and within easy reach of Edinburgh city centre. The property is in excellent decorative throughout, and it benefits from modern fixtures and fittings and spacious accommodation. Furthermore, it has good storage options and a private garage. It is an ideal home for city professionals, couples, and small families, as well as for anyone seeking a buy-to-let rental investment.

Reached via a secure shared entrance and well-kept stairwell, the flat's front door opens into an L-shaped hall with three cupboards. It flows naturally into the living and dining room, which generously spans the entire depth of the home to provide distinct areas for lounge furniture and a table and chairs. This reception area is elegantly decorated in a neutral palette, and further enhanced by triple-aspect windows that frame beautiful views over the manicured gardens that are available for communal use. Next door, the southwest-facing kitchen is fitted with modern base and wall cabinets and generous, downlit workspace. Framed by on-trend splashback tiles, it is an appealing design that is further enhanced by integrated appliances (oven, gas hob, and dishwasher). A freestanding fridge/freezer and a washing machine (located in one of the hall's cupboards) are also included in the sale. The two double bedrooms are positioned side by side. Both are bright and airy and equipped with built-in wardrobes to maximise the

spacious dimensions. Both rooms are attractively decorated in light tones and with accent walls, and both offer enough floorspace for bedside furnishings and a study desk. A contemporary bathroom near the entrance completes the home, providing a three-piece suite and overhead shower. An efficient gas central heating system and double glazing throughout ensure year-round comfort.

Outside, the development is nestled within well-tended communal gardens that are fringed by leafy greens, providing charming areas to sit and relax in the sun. Furthermore, the property has a private single garage for secure parking.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, a washing machine, and a fridge/freezer to be included in the sale. All additional furnishings (as seen in the photographs) are also available for a small fee. EPC Rating: C.

## FEATURES

- Impressive second-floor flat
- Part of a modern development
- Situated in sought-after Warriston
- In excellent decorative order
- Secure entry system
- Hall with three cupboards
- Triple-aspect living/dining room
- Modern fitted kitchen
- Two double bedrooms with built-in wardrobes
- Contemporary 3pc bathroom
- Well-tended shared gardens
- Private single garage
- GCH & DG





## Viewing

Please contact Clancys on 0131 337 7771 or email [info@clancys-solicitors.co.uk](mailto:info@clancys-solicitors.co.uk) for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

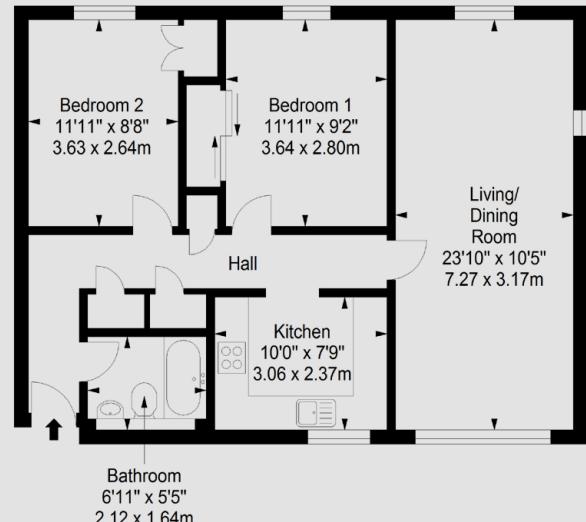
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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Second Floor  
Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)

## Warriston

Lying east of the Royal Botanic Garden, less than two miles from the city centre, the sought-after suburb of Warriston enjoys an enviable leafy setting. Beautiful open spaces in the surrounding area include Inverleith Park, with its spectacular views of the capital, and the Water of Leith, leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The lively neighbouring area of Stockbridge, with its charming village feel, hosts an eclectic range of independent shops, pubs, cafes, and eateries, as well as a local supermarket. A Waitrose supermarket is located in nearby Comely Bank,

whilst further retail outlets and a large Sainsbury's can also be found close by in Craigleath Retail Park. In addition to a wealth of green spaces for outdoor recreation, Glenogle Swim Centre houses Victorian swimming baths and a state-of-the-art gym. Warriston is well-served by regular bus services to the city centre and beyond, with excellent state schooling options at primary and secondary level. Many of the capital's renowned independent schools are also easily accessible, in particular, Fettes College, which lies beside this desirable district.

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