



100/8 Easter Warriston, Edinburgh, EH7 4QZ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Rarely available this superb two bedroom apartment set within a desirable area of Edinburgh, ideally located in a quiet, mature, modern development incorporating immaculate communal gardens, this two-bedroom second floor apartment boasts generous room sizes offering excellent modern day living in a desirable city location within the leafy Warriston area of Edinburgh. This prime location would make the ideal home for professionals, first-time buyers or those looking to invest in the rental market, we would recommend an early viewing.

- Reception hallway with excellent storage facilities.
- Living/dining room complimented with windows to the front and rear offering lots of natural daylight.
- Fully fitted kitchen equipped with a good range of wall and base units, white goods included.
- Double bedroom with built in wardrobes.
- Further double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and vanity storage, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing.
- Communal gardens.



## Location

Easter Warriston is a modern development set in popular North Edinburgh providing a tranquil setting in the bustling city. The property is conveniently located for access into Edinburgh City Centre, but also benefits from a good selection of local amenities and community feel. Goldenacre is just a few moments away with its stylish eateries, beauticians, local shops and pharmacy and a little further along, down Warriston Road is a large Tesco Superstore and all the cafes and restaurants at Canonmills. Ocean Terminal indoor retail park is also conveniently close for entertainment and leisure facilities as well as gyms and high street stores. Easy access to the North Edinburgh Cycle Network, a traffic free collection of tree-lined paths for cyclists and pedestrians, giving access across North Edinburgh and into the city centre. The stunning open spaces of The Royal Botanical Gardens are a short walk away, as well as Victoria Park, and the Water of Leith Walkway leads directly to The Shore and as far as the Pentland Hills. Easter Warriston is located just off Ferry Road, with a good selection of bus routes. For the motorist, it leads to the City Bypass and onto Scotland's central motorway network.

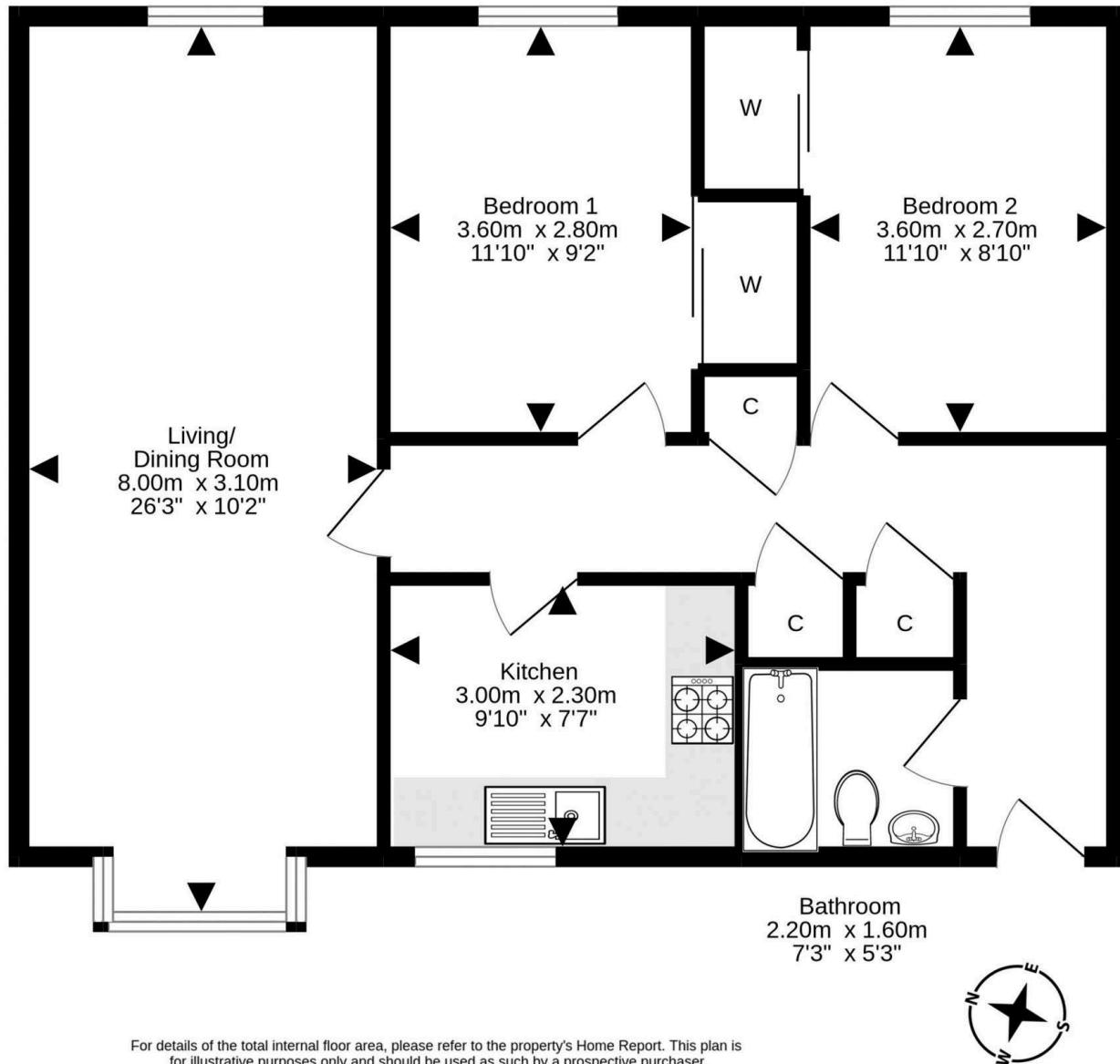
## Extras

Included in the sale are: all fixtures, fittings and white goods.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

**EPC Band - C**



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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