



**14 Warriston Gardens,
Inverleith, EH3 5NG**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

TWO/THREE BEDROOM, MAIN DOOR, GROUND FLOOR FLAT



This beautifully presented, two/three-bedroom, main door, ground floor flat has a fantastic location on a quiet street in the extremely desirable, Inverleith district in Edinburgh, a stone's throw from the Royal Botanic Garden and excellent local amenities close by. The property has been very tastefully decorated throughout, offers light and airy accommodation over one level and also benefits from planning permission for an extension to the rear of the property, to create a large kitchen/living space, a further bedroom and a Jack and Jill shower room, a total addition of 27.6m² (full details are available). This wonderful home, in move-in condition, consists of an entrance vestibule, a hallway, with a walk-in cupboard, and an extremely attractive lounge to the front of the property, with a bay window, with views across Goldenacre Playing Fields, a fireplace and a Press cupboard. To the rear of the property there is a lovely dining room/family room with a fireplace, built-in cupboard with glazed doors and a door leading through to the kitchen. The kitchen has contemporary, white gloss units, a range of appliances, excellent storage and a door which opens into the garden. There are also two double bedrooms, both with storage, and a stunning, contemporary bathroom, with a rain shower and smart storage units. There is a pretty, fully enclosed, private, front garden and a very attractive, south facing, rear, well maintained garden with a lawn, patio area, a raised bed, an outhouse and a lovely selection of evergreen planting, including trees and shrubs. There is a gate giving side access to the garden.

Vestibule and hallway

Lounge (bedroom 3)

Dining/living room

Kitchen

Two double bedrooms

Bathroom

Gas central heating and double glazing

Outhouse

Front and rear gardens

Meter and permit parking

Planning permission in place for rear extension - ref 19/05867/FUL





INVERLEITH

Regarded as one of Edinburgh's most sought after locations, Inverleith is a leafy residential suburb 1.5 miles away from Princes Street. The wonderful open spaces of Inverleith Park, Warriston Playing Fields and the world famous Royal Botanic Gardens are all just a short walk from the property. Local shops and services are literally around the corner and both neighbouring Stockbridge and Comely Bank offer a wealth of independent shops, cafes, bars and restaurants. George Street and the St. James Quarter play host to an array of High Street and luxury shops, entertainment venues and eateries. Schools in both the state and private sector are well represented.



Extras

All fitted floor coverings, light fittings, double oven, microwave, hob and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£400,000

EPC Rating

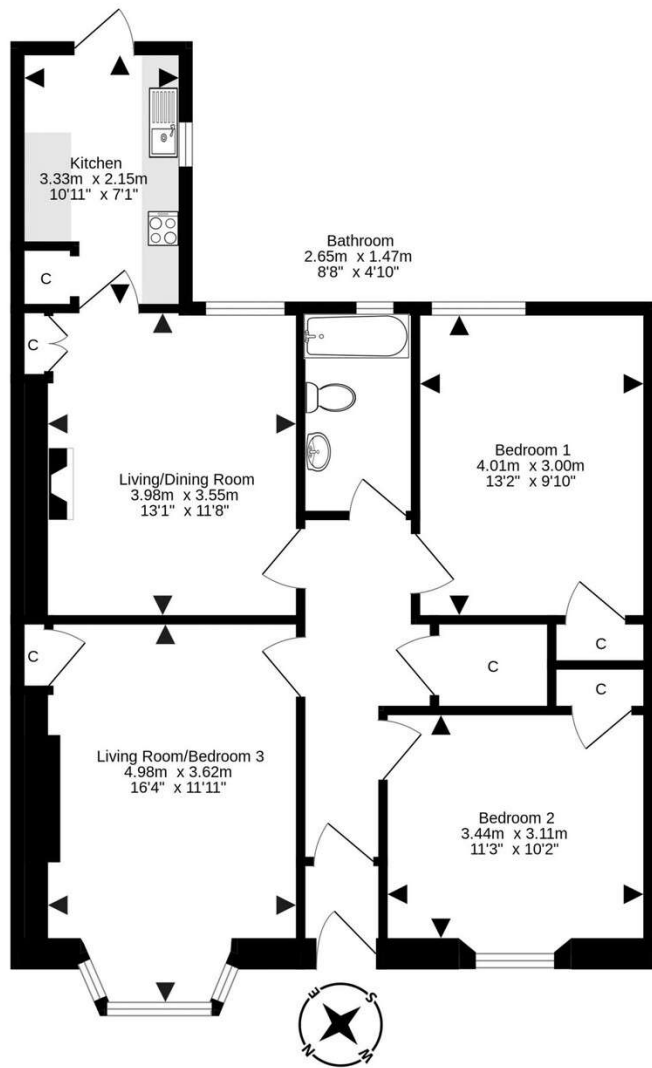
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For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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