



**16/4 Easter Warriston,
Edinburgh, EH7 4QX**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM, FIRST FLOOR FLAT



This attractive, two-bedroom, first floor flat has a fantastic location within a peaceful development, in the sought after Warriston district in Edinburgh, close to excellent local amenities, green spaces and transport links. Set in leafy communal grounds and with a garage and plenty of parking, this is an ideal property for a first-time buyer or an investment opportunity. The accommodation consists of a communal entrance, a hall with storage, a lovely, bright and spacious, dining lounge with triple aspect windows, with a leafy outlook, and a modern fitted kitchen, with a good range of units and appliances. There are also two double bedrooms, both with fitted wardrobes and a nice outlook, and a bathroom, with a bath and overhead shower.

Communal stair with entry phone

Hall with storage

Dining lounge

Kitchen

Two double bedrooms

Bathroom

Gas central heating and double glazing

Communal grounds

Garage

On-street parking

Easter Warriston Residents Association (EWRA) looks after communal areas - approx. £30 per year. Communal stair cleaning and garden maintenance for the building - approx. £10 per month.





WARRISTON

The apartment is located within the sought-after Easter Warriston development, in the popular Warriston area of Edinburgh, just a short journey from the city's prestigious New Town. An efficient public transport network operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach. Due to its location and surroundings the development is popular with all age groups and families. St Mark's Park and the Water of Leith walkway are close by with excellent schooling - Trinity and Holy Cross primaries and Trinity and St Thomas of Aquin's secondary schools as well as private schools within easy reach.



Extras

All fitted carpets, floor coverings, blinds, light fittings, double oven, hob, washing machine, fridge freezer, dishwasher 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

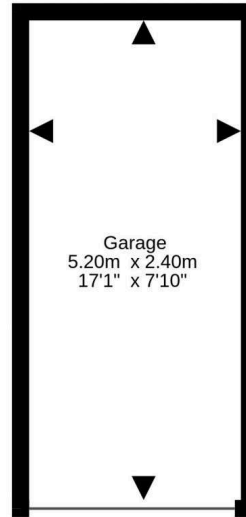
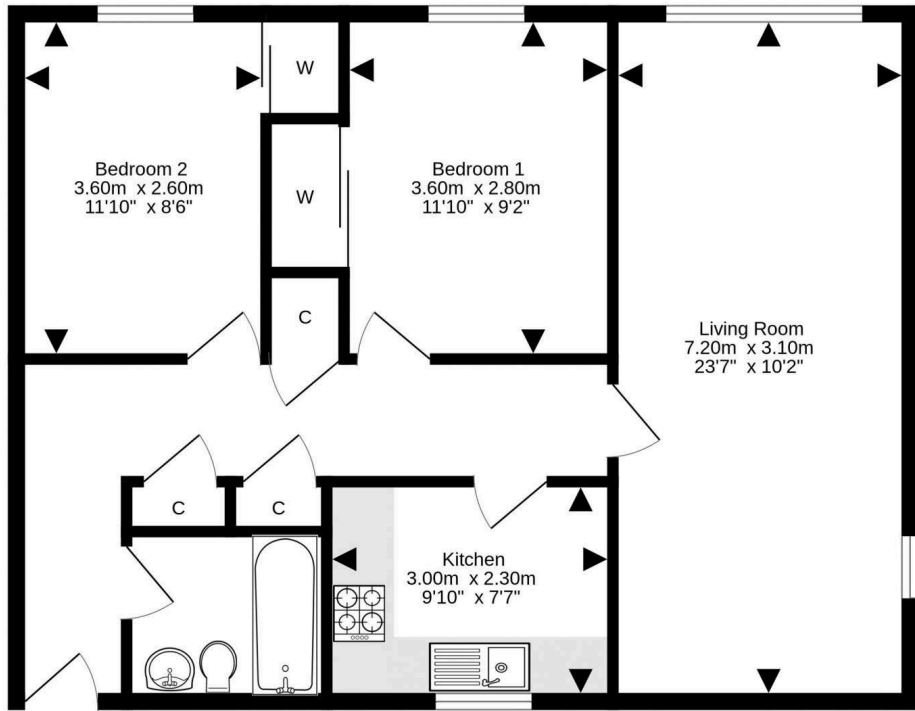
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Home Report Valuation

£220,000

EPC Rating

C



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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