



# 1(1F2) WARRISTON ROAD

CANONMILLS, EDINBURGH, EH3 5LG



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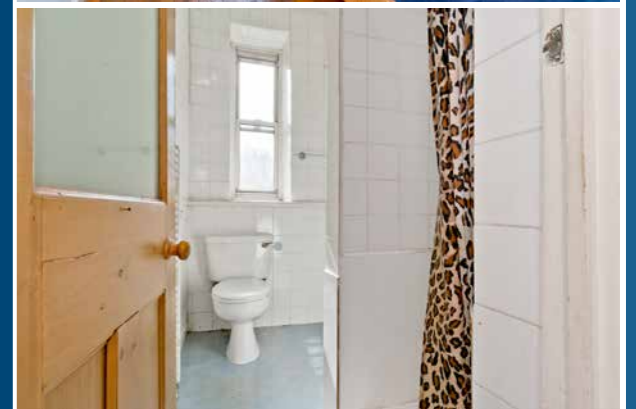
# 1(1F2)

## WARRISTON ROAD

Set within a traditional building in the Canonmills area of the city, this first-floor flat offers a double bedroom, a spacious reception room, a kitchen, and a shower room, plus access to a shared garden and residents' on-street permit parking. The flat and its location are sure to appeal to first-time buyers, professionals, couples, and rental investors alike, with excellent nearby amenities, the Royal Botanic Garden a few minutes' walk away, and the heart of the capital just a mile away.

### Features

- Traditional first-floor flat in Canonmills
- Excellent location close to amenities
- Secure shared stairwell
- Hall with built-in storage
- Good-sized living room
- Bright kitchen
- Double bedroom
- Shower room
- Access to a shared garden
- Controlled on-street parking (Zone N1)
- Gas central heating



EPC Rating - C

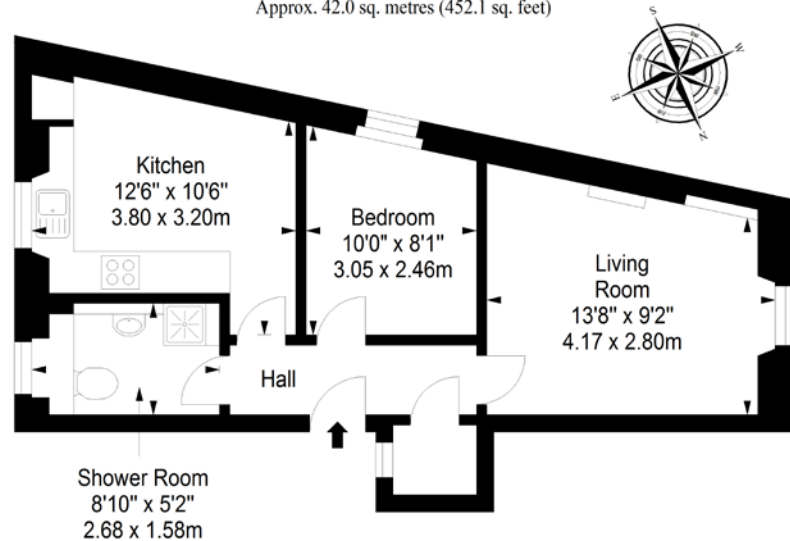
Home Report Value - £180,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

First Floor  
Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 42.0 sq. metres (452.1 sq. feet)



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CHARTERED FIRM

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