



77 Easter Warriston, EDINBURGH, EH7 4QY

www.mcdougallmcqueen.co.uk



Beautifully presented two bedroom end of terrace villa boasting a spacious and stylish interior ideal for a young family or a first time buyer. The property occupies a prime position in a quiet cul-de-sac with a lovely enclosed rear garden and driveway to the front, the property also benefits from a single lock up garage. Ideally positioned in the sought-after Trinity area of Edinburgh close to many local amenities, shops and leisure facilities. We would recommend an early viewing.

- Entrance vestibule.
- Front facing living room with a useful storage cupboard.
- Modern and stylish fully fitted kitchen boasting a range of wall and base units along with integrated appliances. Door accesses the conservatory.
- Sunny conservatory ideal for dining, door gives direct access to the rear garden.
- Staircase to the upper level, hatch to fully insulated attic storage.
- Front facing double bedroom built in wardrobes housing the boiler, free standing wardrobes included in the sale.
- Double bedroom rear facing with built in wardrobes.
- Bathroom presented as a shower room comprising WC, wash hand basin, walk in shower, built in storage.
- Gas central heating, and double glazing.
- Driveway to the front.
- Enclosed garden and patio area to the rear.
- Lock up garage (third on the left with white door).



Location

The property is situated in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants, and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multi-screen cinema and a Marks and Spencer's food hall whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

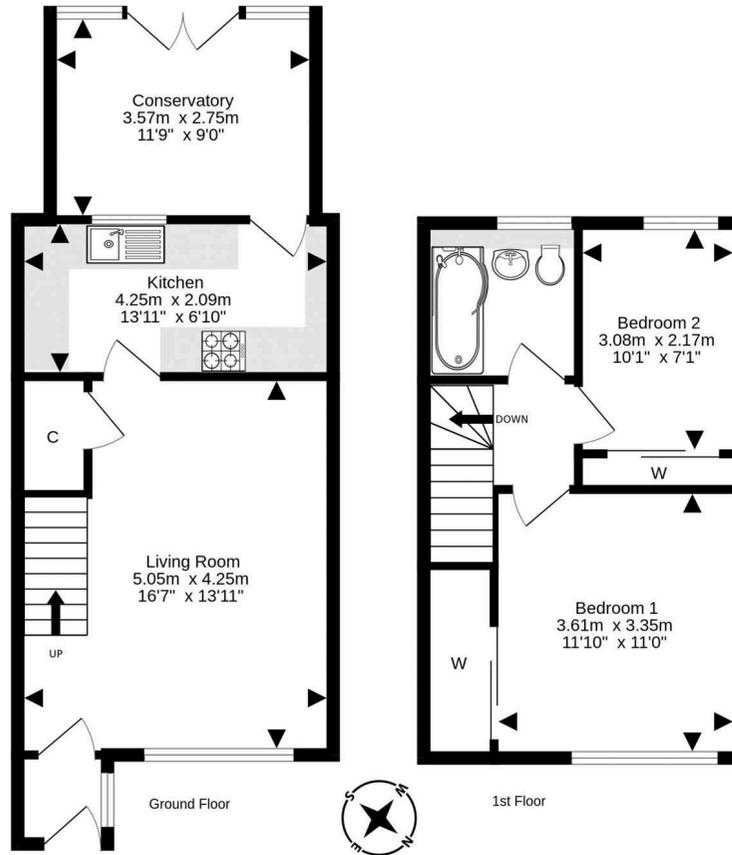
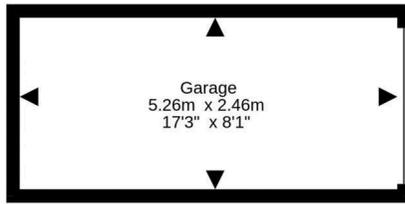
Extras

Included in the sale are the integrated kitchen appliances, free standing wardrobes, fixtures & fittings and fitted blinds.

Price & Viewing

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

EPC Band - D



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.
Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

