











Fixed Price

**£310,000**

## 11/6 Warriston Road

Canonmills | Edinburgh | EH7 4HJ

A fantastic opportunity has arisen to purchase this impressive and rarely available top floor flat, forming part of 'The Printworks' converted by AMA, a short distance from the city centre in the popular district of Canonmills. The property is bound to appeal to professionals with benefits including allocated underground parking, well maintained communal gardens, lift and stair access, double glazing, and excellent storage. Early viewing is recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Allocated Underground Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The bright and spacious accommodation in brief comprises; secure entry system, lift and stair access, welcoming hallway with good storage, exceptional light and airy dual aspect reception/dining room, stunning kitchen with modern units and integrated appliances, generously proportioned double bedroom with built-in wardrobes, and bathroom with contemporary three-piece suite with shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

There are immaculate communal gardens for residents to enjoy and a secure underground parking with an allocated space. The development is factored by Robert Bruce for a monthly fee of approx. £100PCM.

## Viewing

Sunday 2-4pm or by appointment through Neilsons 0131 625 2222.



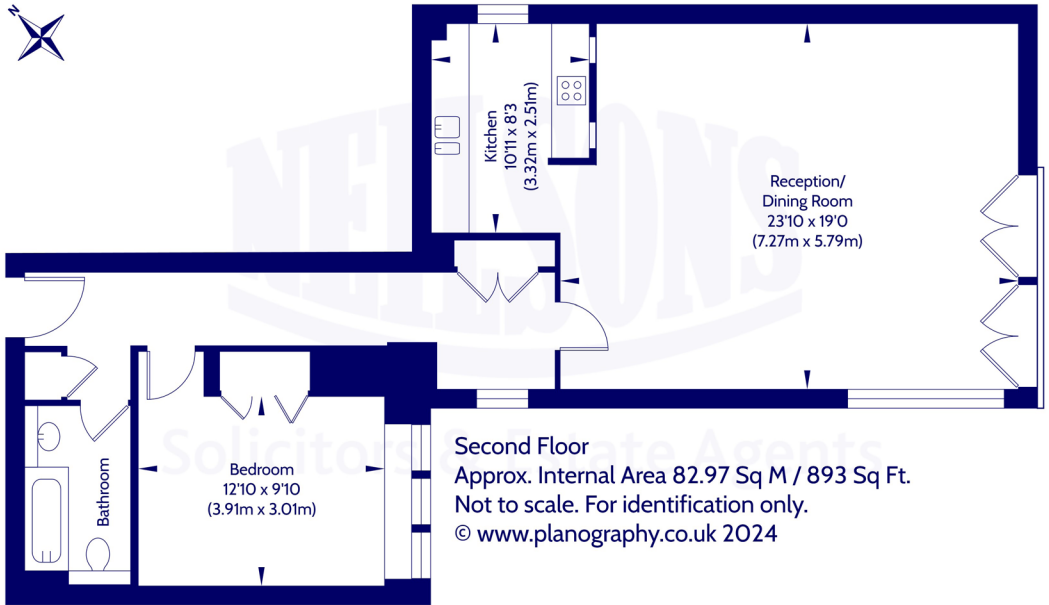




## Location

The property is situated within a popular residential district of Edinburgh with a wide variety of cosmopolitan bars, restaurants and specialist shops on nearby Broughton Street, Canonmills and Inverleith Row as well as Tesco and Lidl supermarkets. There are frequent public transport links to Princes Street, the St James Centre and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway. The capitals vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

