

**22/6 Warriston Drive  
Edinburgh EH35LY**

**Offers Over £280,000**

- Large living/dining room with direct access to private balcony with open outlooks over Edinburgh
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances included in the sale
- Two double bedrooms with wardrobes included in sale
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Private garden area to rear of property
- Residents permit parking



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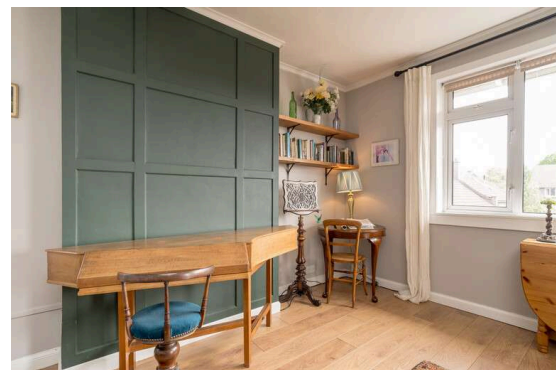
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EPC C



## Top Floor Flat

Blair Cadell are delighted to bring to market this superb top floor two-bed flat in the sought after area of Inverleith. With stunning open views over Edinburgh and superb links to the city centre, the property will appeal to many and must be viewed.

The accomodation comprises of a large living/dining room featuring direct access to a private balcony with stunning open views over Edinburgh up to the Castle and beyond. A smart kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances which are included in the sale. There are two double bedrooms but with wardrobes that are included in the sale. Bathroom fitted with a three-piece suite and electric shower over the bath. Hallway with two useful cupboards offering plenty of useful storage space. Gas central heating and double glazing throughout for maximum efficiency. An attic that offer great potential to extend upwards, subject to relevant permissions. Private south facing garden area to the rear of the property. Residents permit parking.

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are great local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centers are in easy driving distance and there is good road access both to the east and west.

**Viewing by appointment on 0131 337 1800**

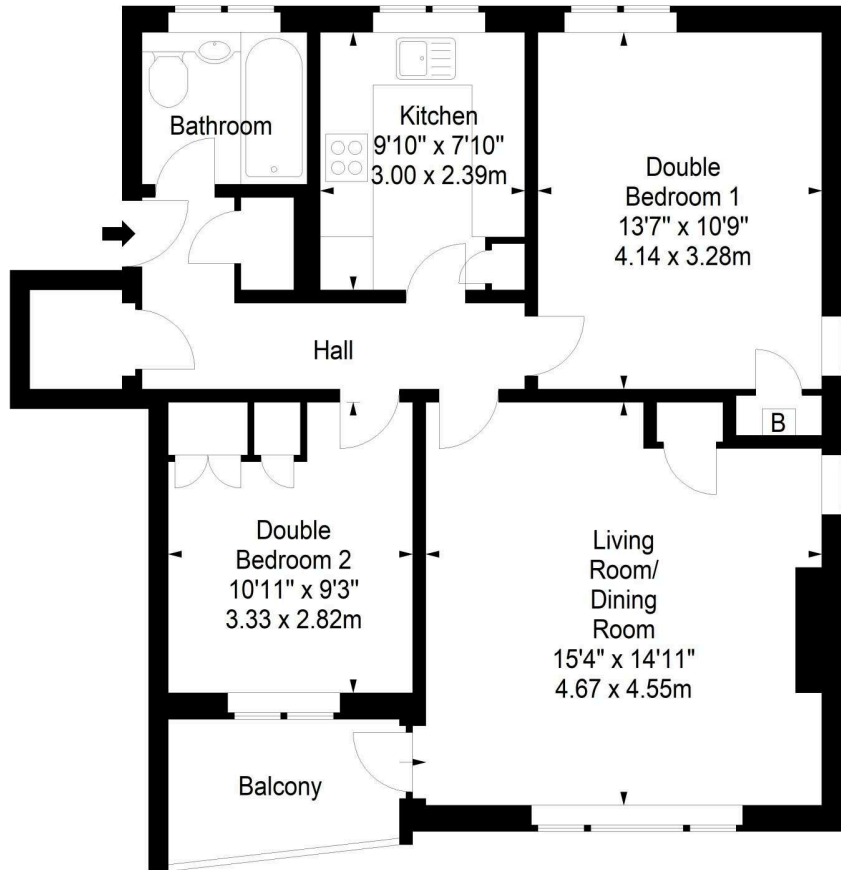




Warriston Drive,  
Edinburgh, EH3 5LY



Approx. Gross Internal Area  
713 Sq Ft - 66.24 Sq M  
For identification only. Not to scale.  
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Second Floor



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