



Solicitors & Estate Agents



Offers Over
£355,000

3 Warriston Avenue

Inverleith | Edinburgh | EH3 5ND

Neilsons are delighted to offer on to the market this charming main door lower villa, which enjoys a superb location on a pretty tree lined street, within easy travelling distance of the city centre in the capitals desirable Inverleith area. The property would now benefit from upgrading and modernisation throughout and offers a superb opportunity to create an individually designed home, within beautiful surroundings.

- 2 bedroom
- 2 public room
- 1 bathroom
- On-street free parking
- Private front and rear gardens
- EPC rating – D
- Council tax band- E



Description

The internal accommodation briefly comprises: entrance hallway with built-in storage cupboard, comfortable bay fronted reception room with a pleasant open outlook, coving to ceiling and focal fireplace, well proportioned dining room which overlooks the rear garden and offers good versatility of use, kitchen which provides access to the outside and has been fitted with a variety of base and wall mounted units, with tiling to splash areas and clothes pulley, two double bedrooms both with storage, and bathroom with three piece suite, tiling to splash areas and over-bath shower.



Extras

All blinds light fittings, floor coverings, white goods and integrated appliances will be included.

Gardens and Parking

To the front of the house there is ample on street permit parking together with a charming well-kept private garden, comprising areas of lawn with well stocked shrub and flower beds. There is further garden to the rear of the property which has a lovely tranquil feel and comprises lawn, bushes and a variety of shrubs and trees.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in the popular Inverleith district and is ideally located for access to the city and the superb assortment of world class amenities therein. The neighbouring areas of Stockbridge and Canonmills offer an excellent selection of cafes, bars and restaurants, together with some boutique shops and supermarkets. Recreational facilities in the vicinity include the green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre. Frequent buses provide excellent access to the city centre and surrounding areas and the property is also ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city.





Approx. Gross Internal Floor Area 80.41 Sq M / 865 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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