



# GARAGE

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101 Easter Warriston, Edinburgh, EH7 4QZ



# GARAGE

**T**his brick-built single garage provides practical storage or secure city parking in a sought-after location. The garage is in excellent order and comes with a lockable up-and-over door, electricity and a fitted light, exposed brick walls, and a concrete floor.

The garage is situated within a neatly maintained courtyard of garages, accessed through a pend between residential homes in the highly sought-after Warriston area. Ideally positioned just off Ferry Road, the location offers swift access to the Queensferry Crossing, the Edinburgh Bypass, and the wider motorway network connecting across Scotland's Central Belt.

Approximate measurements: 5.25m x 2.44m (17'3" x 8')







## VIEWING

By appointment only with Gilson Gray on

0131 516 5366

## Features

- Well-presented brick-built single lock-up garage
- Suitable for secure parking or storage
- Up-and-over garage door
- Electric point and fluorescent tube light
- Exposed brick walls and concrete floor
- Set within a well-kept courtyard of garages
- Convenient and secure location in Warriston
- Approximate size: 5.25m x 2.44m (17'3" x 8')

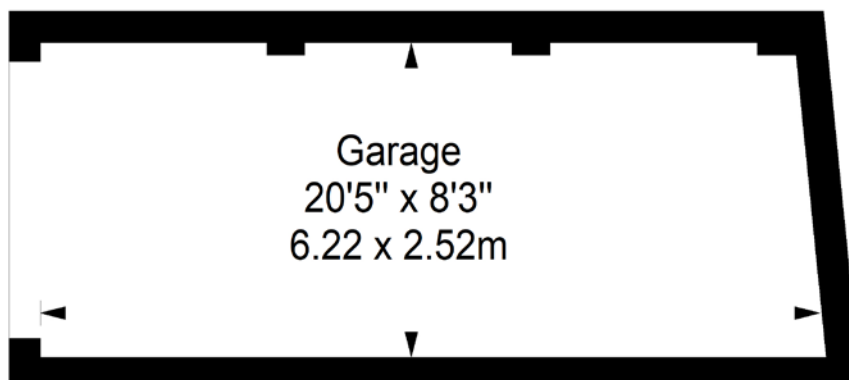
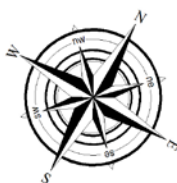


# WARRISTON

Lying east of the Royal Botanic Garden, less than two miles from the city centre, the sought-after suburb of Warriston enjoys an enviable leafy setting. Beautiful open spaces in the surrounding area include Inverleith Park, with its spectacular views of the capital, and the Water of Leith, leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The lively neighbouring area of Stockbridge, with its charming village feel, hosts an eclectic range of independent shops, pubs, cafes, and eateries, as well as a local supermarket. A Waitrose supermarket is located in nearby Comely Bank, whilst further retail outlets and a large Sainsbury's can also be found close by in Craigleith Retail Park. In addition to a wealth of green spaces for outdoor recreation, Glenogle Swim Centre houses Victorian swimming baths and a state-of-the-art gym. Warriston is well-served by regular bus services to the city centre and beyond, with excellent state schooling options at primary and secondary levels. Many of the capital's renowned independent schools are also easily accessible, in particular, Fettes College, which lies beside this desirable district.

## Garage

Approx. 15.3 sq. metres (164.7 sq. feet)



Total area: approx. 15.3 sq. metres (164.7 sq. feet)



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