



Warriston, Edinburgh

75 EASTER WARRISTON, EDINBURGH EH7 4QY

Peacefully located in a quiet cul-de-sac, in one of Edinburgh's prime suburban locations, this four bedroom semi-detached family home offers spacious and versatile living space opening out to a lovely rear garden.



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DESCRIPTION

Impressive family home forming part of a mature modern development located less than two miles from the centre of Edinburgh. Key Aspects:

- Modern, Semi-Detached Family Home
- Entrance Hall
- Living/Dining Room
- Family Room
- Contemporary Kitchen
- Four Bedrooms
- Family Bathroom
- Ground Floor Shower Room
- Double-Glazing
- Well presented Southeast-Facing Garden with Deck

LOCATION

Easter Warriston is a sought after area to the north of the city centre hidden away in a leafy part of north Edinburgh between Canonmills and Ferry Road. Within walking distance there are a vast selection of first rate local amenities at Goldenacre , whilst the fashionable areas of Canonmills , Stockbridge and New Town are all easily accessible providing an excellent selection of independent shops , artisan coffee houses, bars and restaurants. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Superstores located close by include a Tesco on Broughton Road and Morrisons on Ferry Road. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets.

It is a particularly green area of the city surrounded by parks and open spaces with nearby Inverleith Park and Victoria Park (with its excellent playparks), St Marks Park and The Royal Botanical Gardens (with its renowned gardens) offering pleasant respite from the hustle and bustle of Edinburgh life. Lovely waterside strolls can be found along the Water of Leith Walkway and the area with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Excellent schooling is available in the area from nursery to secondary level, along with good access to a number of private schools in the City. There are quick bus links into the centre of town and other parts of Edinburgh and for the motorist both Ferry Road and Lower Granton Road offer convenient access to the wider motorway network.

The communal garden and boundary wall are maintained by the Residents Association with an annual charge of £40.00 per year being payable.

EXTRAS

Blinds, curtains, light fittings, floor coverings, cooker, fridge freezer, dish washer and washing machine are including in the sale.

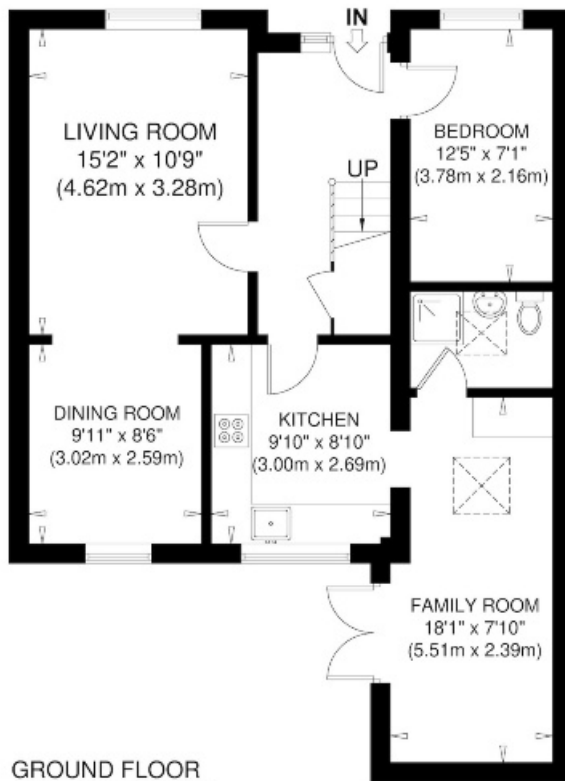
COUNCIL TAX BAND

Band E

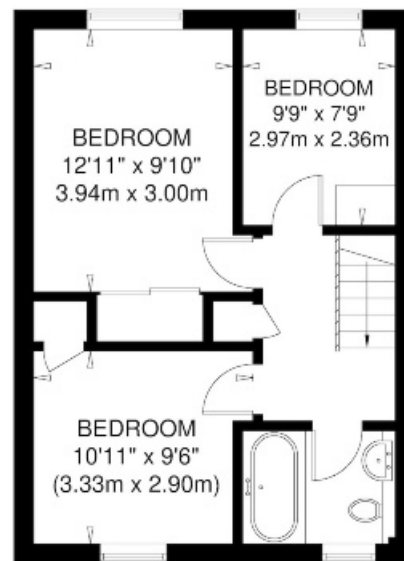
VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 68.4 SQ M / 736 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 42.2 SQ M / 454 SQ FT



EASTER WARRISTON 75
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 110.6 SQ M / 1190 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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