



Warriston Road, Edinburgh, EH3

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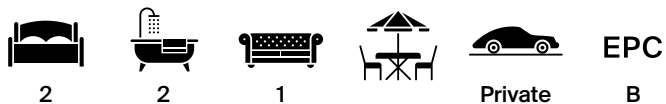


# A stunning two bedroom contemporary flat overlooking the Water of Leith with private balcony and parking.

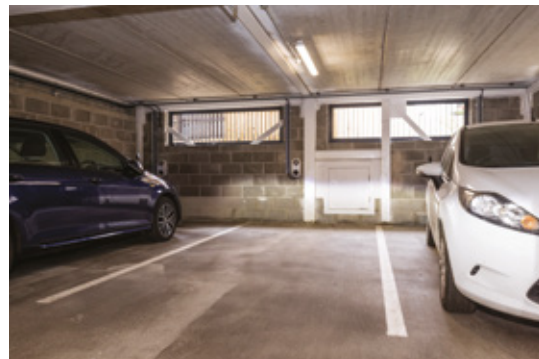
This beautiful third floor property on Warriston Road offers a quiet residence in central Edinburgh. The development is entered via the pedestrian entrance with a secure gate, or via the car park also with secure gates, the building is very attractive upon first impressions. Upon entering the property you are welcomed into the open plan kitchen/living/dining room with large floor-to-ceiling windows flooding the space with natural light, offering stunning views over the Water of Leith. Accessed off the living space is a large private west-facing balcony benefitting too from the leafy views.

The principal suite enjoys large windows with access out onto the balcony area, inbuilt storage and en suite shower room. The second bedroom is very generous with inbuilt storage included, ideal for guests or as a home office. The family bathroom is conveniently located off the entrance hall, beautifully finished with bath and overhead shower. There is a further storage cupboard off the kitchen as well as a utility space with washer/dryer and plentiful further storage.

Externally, the property benefits from lift access and a private covered, secure parking space with EV charging, installed by the current owner.



Offers Over	Tenure	Local Authority	Council Tax
£525,000	Freehold	The City of Edinburgh Council	Band F



## Location

A short walk from this tranquil riverside setting brings you to the village-like atmosphere of Canonmills, home to specialty shops and independent cafés. Edinburgh's Botanic Gardens and Inverleith Park are also close by, as are the trendy gastropubs and boutique shops of Stockbridge alongside a Marks and Spencer and Waitrose. With the city centre just minutes away, accessible by foot or the 8, 23, or 27 bus routes, this superb apartment offers the best of city living and more.

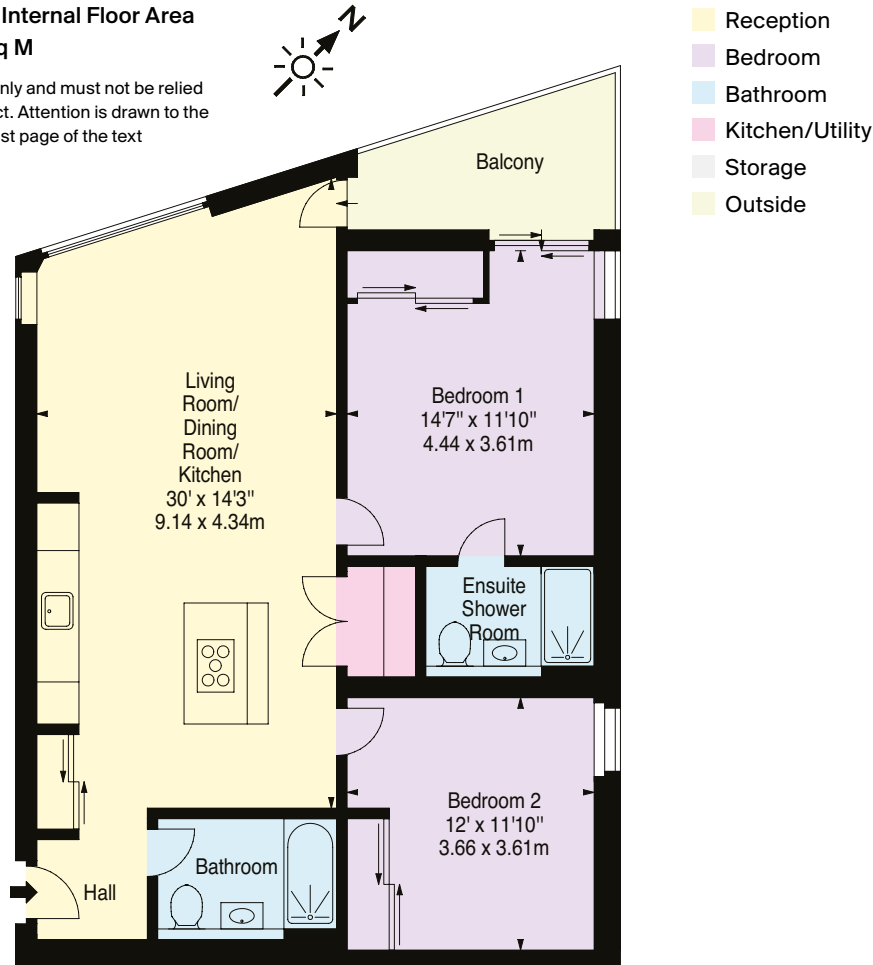
## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area**  
**897 Sq Ft - 83.33 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Knight Frank Edinburgh**  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Rosi Dow**  
 0131 222 9600  
[rosi.dow@knightfrank.com](mailto:rosi.dow@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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