



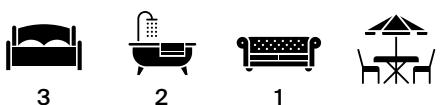
Warriston Road, Edinburgh, EH3



An exceptional three bedroom apartment with **private patio and garden** in the heart of Canonmills.

This exceptional three bedroom apartment is part of an exclusive development of eleven luxury apartments, located just north of Edinburgh city centre in the sought after Canonmills area. Finished to an exceptional standard, this apartment enjoys floor to ceiling windows as well as a private terrace leading to a private garden, rarely seen in an apartment building.

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 impression. Upon entering the apartment into the large open plan kitchen/living/dining area you are immediately struck by the huge windows providing views over the Water of the Leith and greenery beyond. Down the hallway, you reach the well proportioned principal bedroom with large en suite shower room and Juliette balcony, another double bedroom with built in wardrobes as well as a very useful utility room. The family bathroom is also well proportioned and spacious. There is a third, well sized double bedroom which could also be used as a study if required. Finally, in the hallway, there is a useful cupboard where the fuse board and fibre broadband connections are located.



EPC
TBC

Offers Over	Tenure	Local Authority	Council Tax
£TBC	Freehold	The City of Edinburgh Council	Band G





The apartment benefits from a hugely sought after private parking space with EV charging within a secure, underground car park. This leads directly to the apartments without the need to go outside. The apartment also benefits from a storage locker in the communal entrance for handy extra storage. Furthermore, there is a large, secure bike store for use by residents.

The high specification, large patio and garden, as well as the prime location combine to make this a highly appealing property. The apartment also won the “Best Apartment” award at the 2022 Herald Property Awards.

Location

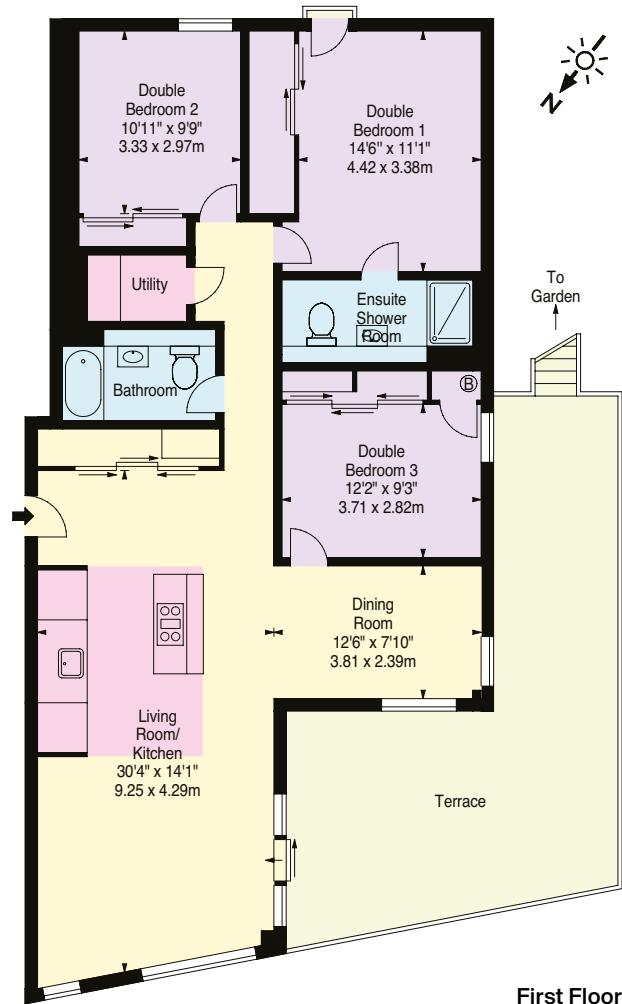
A short walk from the peace and tranquillity of this riverside location is the village-like feel of Canonmills, with speciality shops and independent cafés. The green spaces of Edinburgh's Botanic Gardens and Inverleith Park are also right on the doorstep, along with the trendy gastropubs and boutique shops of Stockbridge. Situated just a few minutes from the city centre either on foot or via the 8, 23 or 27 bus routes, this fabulous apartment benefits from everything a world class city has to offer and more.

Approximate Gross Internal Floor Area

1250 Sq Ft - 116.13 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor

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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 April 2023. Photographs and videos dated April 2023.

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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.