

# MORTON FRASER

SOLICITORS



**WARRISTON**  
**99/12 EASTER WARRISTON EH7 4QY**

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## **WARRISTON**

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EH7 4QY

### **VIEWING:**

Sunday 2 – 4pm or  
by appointment telephone  
0131 247 1010.

### **PRICE:**

Offers Around £150,000

Bright, third floor flat situated in a modern residential development set in well looked after landscaped gardens. This property is well placed for the City Centre and Ocean Terminal. Offering good sized accommodation comprising well maintained shared entrance hall and stairs, hall with access to partially floored attic, bright lounge/dining with ample space for table and chairs and with outlook from rear to Arthurs Seat, fitted kitchen with appliances, two double bedrooms, bathroom with tiled wall and electric shower. Gas central heating. Double glazing. Entry phone system. Single garage. Parking. Communal landscaped gardens.

### **LOCATION**

Warriston is a popular residential area of Edinburgh within easy reach of Ferry Road giving good access to the city centre to which there is a regular bus service. There is an adjacent General Medical Practice and good local shopping at Goldenacre and Canonmills. The Royal Botanic Gardens which are nearby provide fascinating greenhouses, magnificent views and walks whilst Warriston is also served by good cycle paths offering an excellent leisure facility. Ocean terminal is just a short journey away providing an array of exclusive shops and recreational facilities. There are local primary and secondary schools in the area.

### **FIXTURES AND FITTINGS**

Extras included in the sale price are: all light fittings, carpets and curtains. No warranties will be provided for the kitchen appliances.

### **COMMUNAL GARDENS:**

There are well kept communal gardens to the front and the rear of the property with a seating area and clothes drying area. External bin storage.

### **GARAGE**

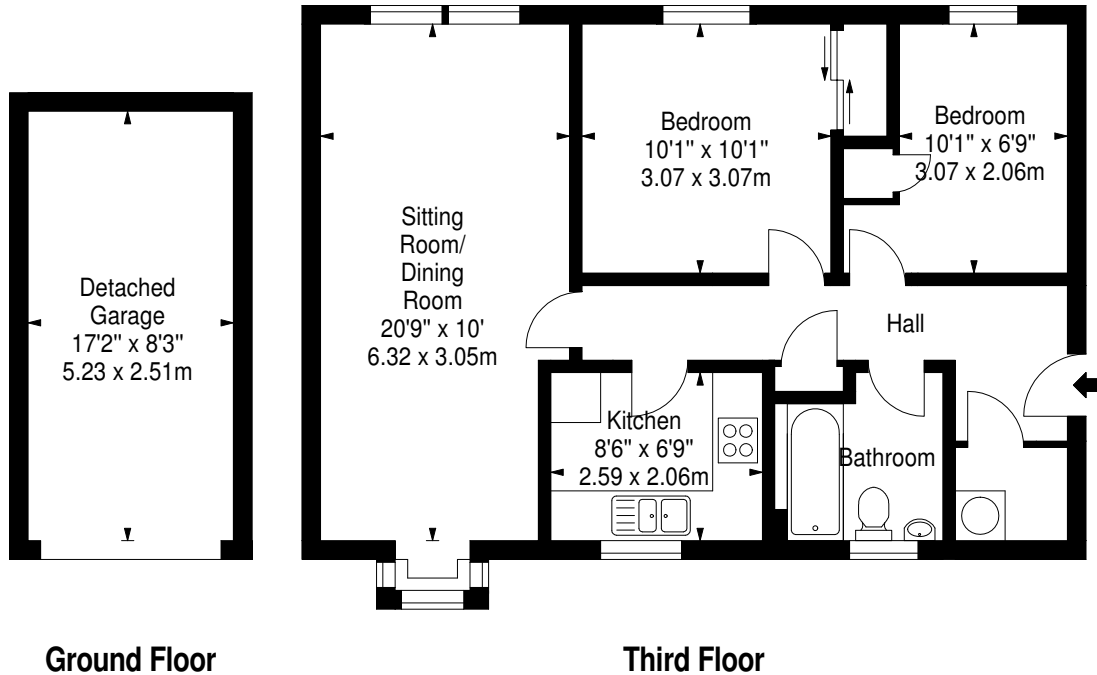
There is a single car garage which is a short walk within the development.

### **PARKING:**

There is ample parking within the development.

Easter Warriston, EH7 4QY  
Approx. Gross Internal Area  
629 Sq Ft - 58.43 Sq M

Garage  
Approx. Gross Internal Area  
142 Sq Ft - 13.19 Sq M



For identification only. Not to scale.  
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#### MORTON FRASER LLP

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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

