

56 WARRISTON ROAD  
WARRISTON, EDINBURGH, EH7 4HP

CURRAN & CO  
PROPERTY



56 WARRISTON ROAD  
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OFFERS OVER £230,000



'56 Warriston Road is a spacious and well-presented lower villa, situated within a quiet cul-de-sac on a leafy, blossom tree lined street'

- Quiet Residential Setting
- Living / Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Gardens
- Unrestricted Street Parking



#### Description

56 Warriston Road is a spacious and well-presented two bedroom lower villa, situated within a quiet cul-de-sac on a leafy, blossom tree lined street.

The accommodation comprises: entrance hall with a sizeable storage cupboard; living room with fireplace, fitted storage and ample space for a dining table and chairs; well-equipped kitchen with base and wall-mounted units, free-standing cooker with electric hob and fridge; double bedroom 1 with expansive fitted wardrobes and units; double bedroom 2 with fitted

wardrobes and fully-tiled bathroom with shower over the bath. Further benefits of this property include gas central heating with a recently updated combi boiler and double glazing.

To the front of the property is a large private garden laid to lawn with patio area and gated path. To the rear there is a private section of garden, shed and shared drying green.

Unrestricted street parking is available to the front of the property.

#### Extras

Extras to be included in the sale are all carpets and floor coverings, curtains and blinds, and kitchen appliances.

#### EPC Rating

The energy efficiency rating for this property is band C.

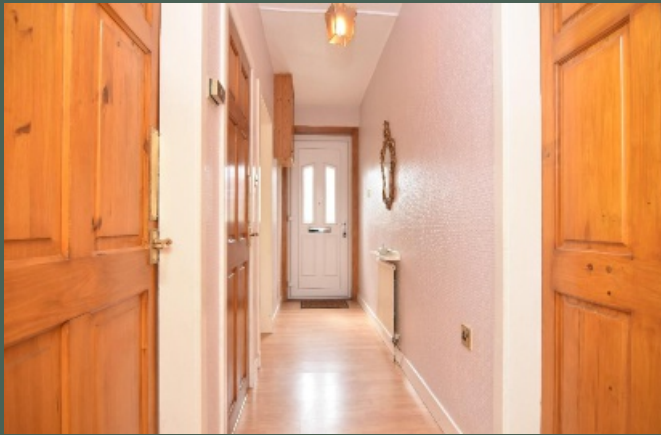
#### Council Tax

This property is subject to Council Tax Band C.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.





# CURRAN & CO PROPERTY

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Ground Floor  
Approximate Floor Area  
678 Sq. ft.  
(63.0 Sq. m.)

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.