

59 EASTER WARRISTON
WARRISTON, EDINBURGH, EH7 4QY

CURRAN & CO
PROPERTY



59 EASTER WARRISTON

WARRISTON, EDINBURGH, EH7 4QY

OFFERS OVER £450,000



59 Easter Warriston is a bright and spacious end-terrace house, set within a quiet cul-de-sac with the leafy backdrop of Goldenacre Playing Fields

- Quiet Residential Development
- Generous Living Spaces
- Breakfasting Kitchen & Utility Room
- Three Spacious Bedrooms
- Family Bathroom & WC/Cloakroom
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway & Integral Garage



Description

59 Easter Warriston is a bright and spacious end-terrace house which is set within a quiet cul-de-sac in an established residential development. Enjoying a leafy backdrop of Goldenacre Playing Fields, the property boasts spacious accommodation across two floors, a driveway, garage, and a suntrap rear garden.

The family-sized accommodation comprises: entrance hall with under-stair storage cupboard and WC/Cloakroom; spacious living room with separate dining area; sunny conservatory with patio doors opening to the rear garden; well-equipped breakfasting kitchen with integrated

stainless steel gas hob, extractor hood and wall-mounted oven; utility room providing access to the integral garage, garage attic storage space and rear garden; carpeted stair to upper landing with access to generously-proportioned attic storage space; double bedroom 1 with mirrored wardrobes and fitted storage; double bedroom two with storage cupboard and views of Goldenacre Playing Fields; single bedroom three and fully tiled bathroom with shower over the bath. There is gas central heating and double glazing throughout.

Externally there is a manicured front garden with driveway leading to the garage, and a sizeable rear garden with

lawn, patio and mature borders.

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 D.

Council Tax

This property is subject to council tax band F.

Viewing

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





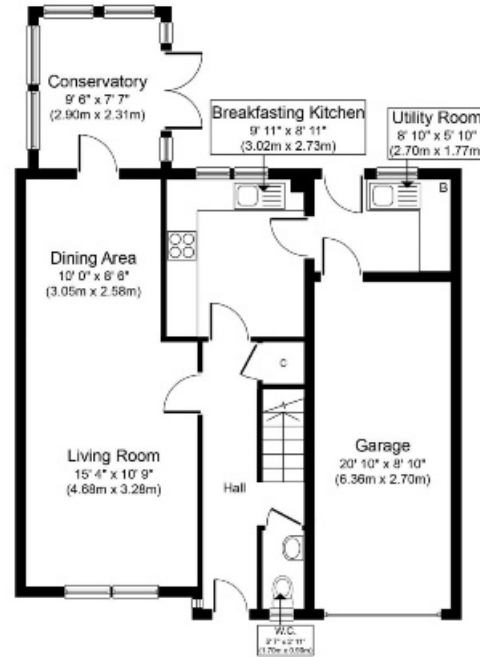
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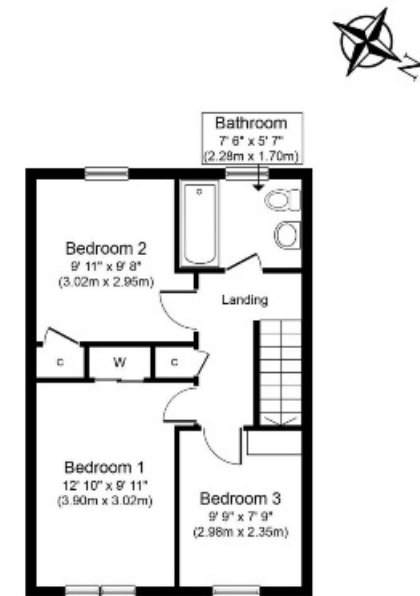
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Ground Floor
Approximate Floor Area
782 sq. ft.
(72.7 sq. m.)



First Floor
Approximate Floor Area
426 sq. ft.
(39.6 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.