



# 101/1 Easter Warriston

EDINBURGH, EH7 4QZ

**Sean McMahon**  
The **Edinburgh** Property Expert









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**A rare opportunity to own a one-bedroom apartment in sought-after Warriston, Edinburgh — perfect for anyone looking to put their own stamp on a property. Don't miss your chance to make it yours.**

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#### Property at a glance

This one-bedroom, ground-floor flat in a tranquil, modern development offers:

- Comfortable, bright interiors with built-in storage
- Excellent transport links & local amenities
- Strong school options and healthcare access
- Reasonable energy efficiency C
- Private garage
- Well kept gardens
- Peaceful cul-de-sac in the desirable development
- Council Tax: Band D with The City of Edinburgh Council.
- Gas central heating; double-glazed windows.
- Intercom system ensures safety and privacy.







### Accommodation

Entrance Hall: Access to all rooms and storage cupboard/utility room.

Living/Dining Room: Bright and generously proportioned, windows offering pleasant front garden views.

Kitchen: Fitted with wall/base units, splash tiling with views over the communal rear gardens.

Bedroom, with built-in and fitted storage/wardrobes, overlooking communal gardens to the front.

Bathroom: Three-piece suite with shower over bath.

### Exterior & Grounds

Gardens: Landscaped and well kept grounds.

Parking: Ample on-street parking available within the development plus private garage.



“The property has a lot of potential to make a lovely home here in Edinburgh and the kerb appeal certainly makes a good first impression that is hard to be beaten”

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# The Seller's View

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*"The tranquility of the location and friendliness of neighbours is just something that you cannot put a price on."*

## Broadband Speeds

According to Ofcom-based data for postcode EH7 4QX (which includes EH7 4QZ), residents enjoy impressively fast internet: Average Download 220 Mbps & Maximum Download Speed Up to 1,000 Mbps (1 Gbps). Average Upload 21 Mbps & Maximum Upload Speed Up to 50 Mbps. This places the property well within full-fibre broadband territory—ideal for streaming, remote work, cloud services, and smart home devices. (source: speegle & highspeedinternet.com)



Kerb Appeal



Directions

What3Words: ///nobody.speech.spice  
Postcode: EH7 4QZ

Services

Mains water, gas and electric

Tenure

Absolute Ownership (Freehold)

Local Authority & Tax Band

City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ  
<https://www.edinburgh.gov.uk/>  
Tel 0131 608 1111  
Tax band - D

Viewing Arrangements

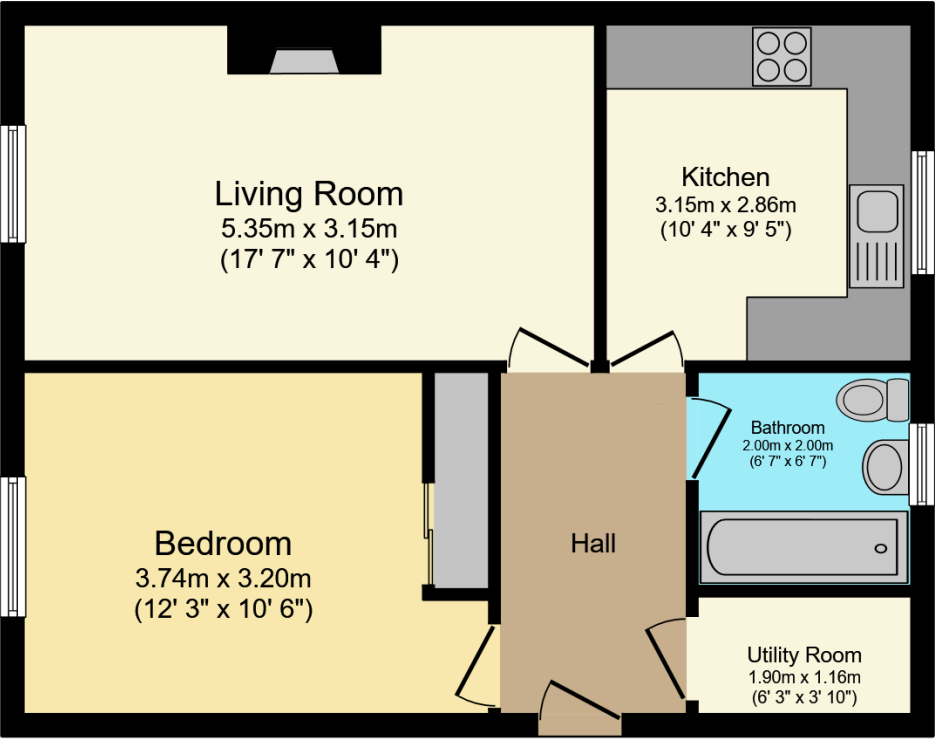
Viewing strictly by appointment with sole agent  
Sean McMahon 0131 510 0215  
[sean.mcmahon@thepropertyexperts.co.uk](mailto:sean.mcmahon@thepropertyexperts.co.uk)

Home Report

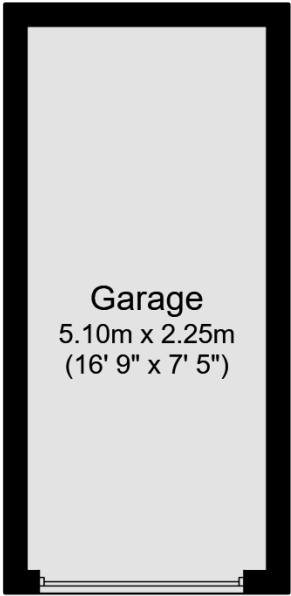
Available on request.

Amenties/Distances

Education provision is strong, with Edinburgh Academy and Fettes College – within easy reach. Primary Schools: Holy Cross, Trinity, Broughton, Victoria, Edinburgh Academy (all within a mile).  
Secondary Schools: Trinity Academy (~half mile), Drummond Community High School & the Edinburgh Academy (~0.8 mile).  
Healthcare: Bangholm Medical Centre & Inchkeith House Hospital just over a mile away.



Floor Plan 1  
Floor area 53.6 sq.m. (577 sq.ft.)

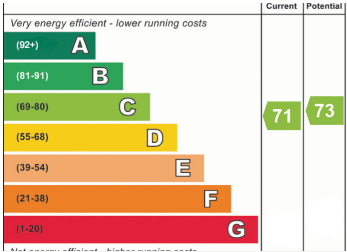


Garage  
Floor area 11.5 sq.m. (124 sq.ft.)

Total floor area: 65.1 sq.m. (700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

AGENTS NOTES  
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the **Area**

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## **Warriston / Trinity**

Nestled in the peaceful, leafy enclave of Easter Warriston, this well-presented ground-floor flat enjoys the best of both worlds – a tranquil residential setting and quick access to Edinburgh's vibrant city centre, just two miles away. Part of the highly desirable Trinity district, this area is renowned for its blend of charming period homes, modern developments, and tree-lined streets.

Residents benefit from a wide range of amenities within walking distance. Goldenacre offers boutique cafés, beauticians, independent shops and a pharmacy, while Canonmills and Newhaven provide further choice with large supermarkets, artisan delis, and trendy eateries. Craigleith Retail Park and Ocean Terminal are both nearby, offering extensive shopping, restaurants, gyms, and a cinema.

Easter Warriston enjoys excellent transport links: multiple bus routes serve the area, and the new Edinburgh tram extension offers direct access to the city centre and airport. The nearby Ferry Road provides swift access to the City Bypass, Queensferry Crossing, and Scotland's motorway network, making this an ideal base for commuters.

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Outdoor enthusiasts will appreciate the easy access to the North Edinburgh Cycle Network, a series of peaceful, traffic-free paths that connect to the Water of Leith Walkway, Royal Botanic Garden, Victoria Park, and the popular Shore district. Whether you're seeking scenic riverside strolls, coastal walks along the Firth of Forth, or active routes through to the Pentland Hills, the location caters to a range of lifestyles.





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# Sean McMahon

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  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
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*“We decided to use Sean to sell our property as he had both the knowledge and experience in the industry that gave us confidence. Sean explained the pricing perfectly, and a full breakdown in fees with no hidden costs. Our sale price exceeded all expectations and the whole process was stress free thanks to clear and regular communication. Thank you again Sean!”*



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