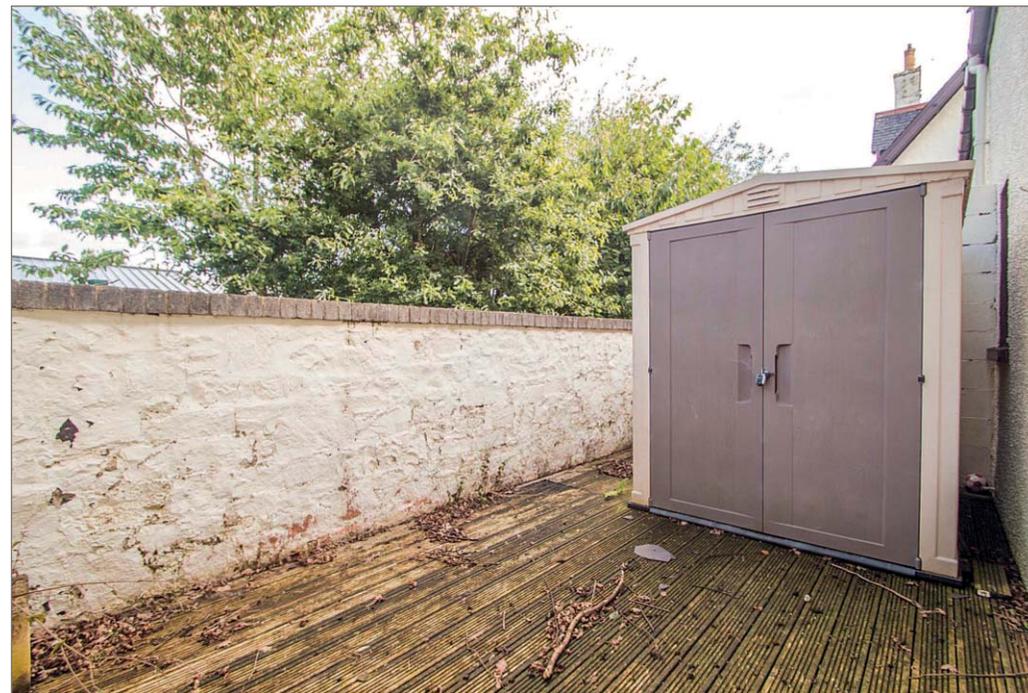


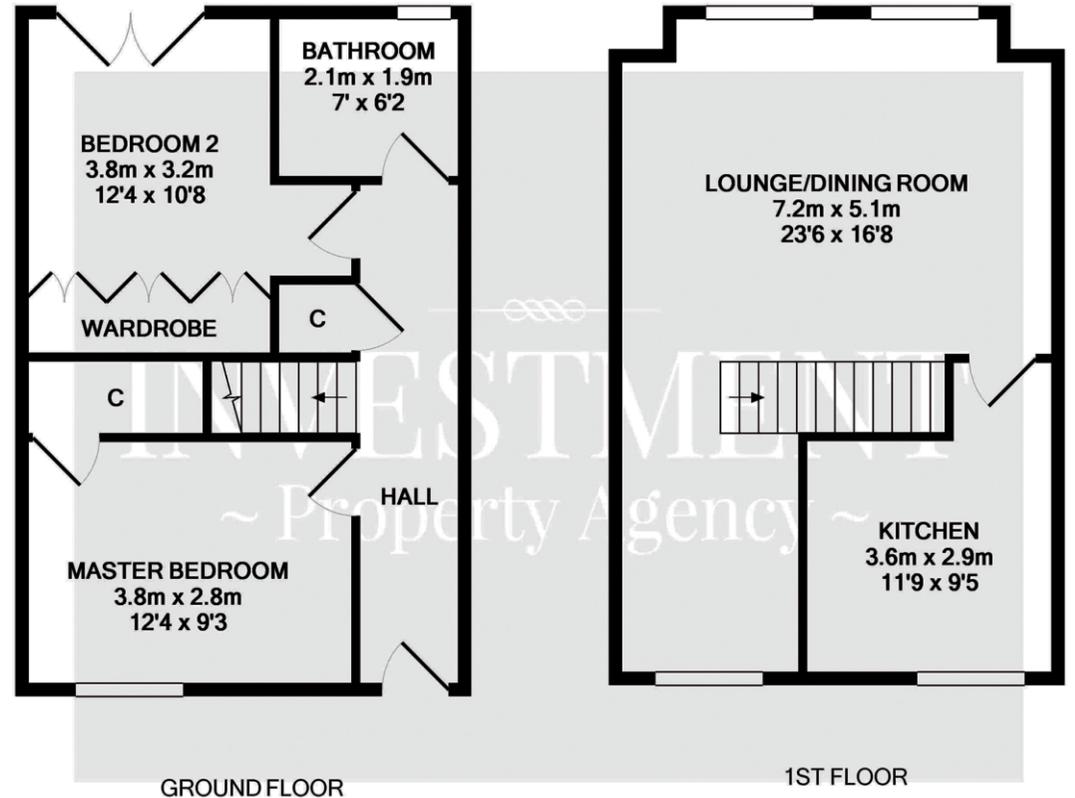
*'Charming and spacious mews style terraced house within an idyllic and picturesque lane.'*

Ground floor accommodation of entrance hall, 2 bedrooms and bathroom with the upper level having a fabulous sized open plan lounge/dining room and separate kitchen with appliances. Gas central heating and part double glazed. To the rear is small decked patio garden with allocated parking space at the end of the lane.

47 Wardie Road lies approximately 2 miles north of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available nearby. Within the area there is a wide range of amenities to meet every day needs including highly regarded schools at both Primary and Secondary levels including Wardie Primary, Holy Cross Primary, Trinity Academy and Edinburgh Academy. Shopping is well provided for with Goldenacre having a diverse range of independent retailers whilst there are a number of supermarkets in close proximity along with Ocean Terminal retail and leisure complex which has a multiplex cinema complex. There are a number of public parks and cycle tracks easily accessible with Lomond Park having tennis and bowling clubs.

Energy Performance Rating C





Measurements are approximate. Not to scale. Illustrative purposes only  
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