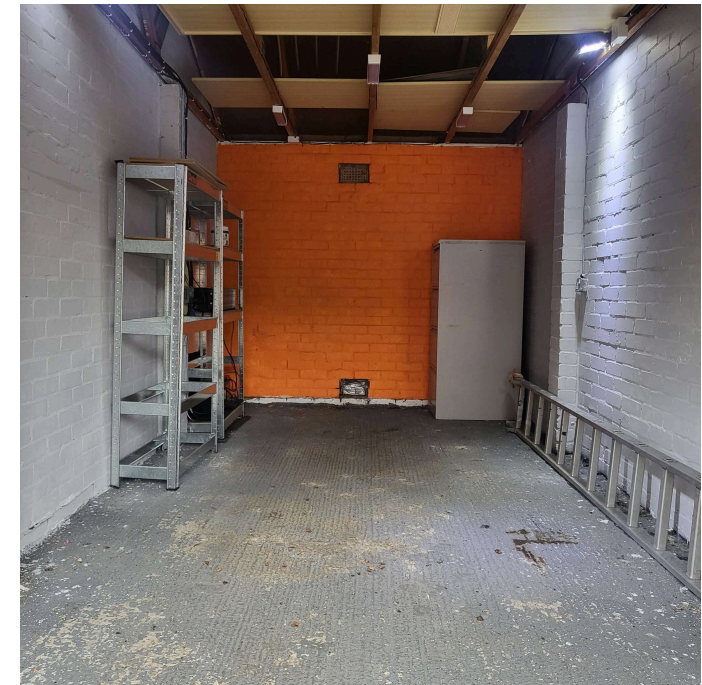




Part of a garage courtyard in a popular residential development, this lock up garage is very centrally in the Warriston area. It is ideal for car parking or storage, having been used by the current owners as a dry paper store for the last 7 years. The garage courtyard is also secure, being overlooked by neighbouring homes. It is built of brick walls, a concrete floor, timber roof trusses and concrete roof tiles. The roof truss design offers further storage in an 'attic' space. There is an aluminium up and over door installed that is fitted with a 'Defender' security device at ground level. In addition, the garage has a solar film on the roof with heavy duty 12v batteries and a 240v inverter inside, which provide power for lights. The system was installed professionally by a previous owner. Although used by the current owners, it has not been checked, nor serviced, during their ownership period. The installation, therefore carries no warranty.

Tenure: Freehold

Viewing by appointment on 0131 337 1800



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