

ALLINGHAM&CO

traditional values | modern practice

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espc

67/1 Warrender Park Road, EDINBURGH, EH9 1ES
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

This is a beautifully presented ground floor flat with a private front garden in the highly desirable area of Marchmont.

The flat is bright and spacious and has retained a wealth of original features including ornate cornicing, stripped floor boards and working window shutters.

Marchmont is an established, vibrant neighbourhood lying to the south of Edinburgh's city centre. It has broad leafy streets and mostly comprises traditional flats with great proportions and period features with a few more modern developments. Bruntsfield Links and the Meadows are on the doorstep. These wide open spaces are well used for walking, cycling and sports and there is a great play park in The Meadows.

The local area has a wonderful selection of independent shops and cafes and is very close to the bustling hubs of Bruntsfield and Morningside, with their wide variety of shops, restaurants and bars. Warrender Swim Centre and Gym is in the heart of Marchmont and the Dominion and Cameo cinemas are both within walking distance.

The area is popular with students as it lies close to both Edinburgh and Napier universities. The excellent local schools, the mix of properties, the amenities and the open spaces also makes it popular with families and young professionals.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hall with storage cupboards off.

Lounge with south-facing bay window over looking private front garden. Working fire place with marble surround, stripped wooden floors, original ornate cornicing, ceiling rose and working window shutters.

Stylish fitted kitchen with a range of wooden wall and base units, granite work-surfaces, a useful large storage cupboard, stainless steel sink, integrated dishwasher, integrated washing machine, range cooker, oak wooden flooring, chimney extractor hood (vented to outside), and freestanding fridge freezer. There is ample space for a dining table with French doors out to the communal rear garden.

Further, the kitchen is registered with the local authority for catering.

Two generous sized double bedrooms both with neutral coloured carpets.

Internal boxroom accessed from both the hall and bedroom.

Bathroom with white 3 piece suite with shower over bath, shower screen, WC, wash-hand basin and chrome heated towel rail and tiled floor.

Well-maintained communal rear garden with lawn and mature trees and shrubs.

Gas Central Heating.

Some items of furniture may be available by separate negotiation.



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ALLINGHAM & CO OFFICES

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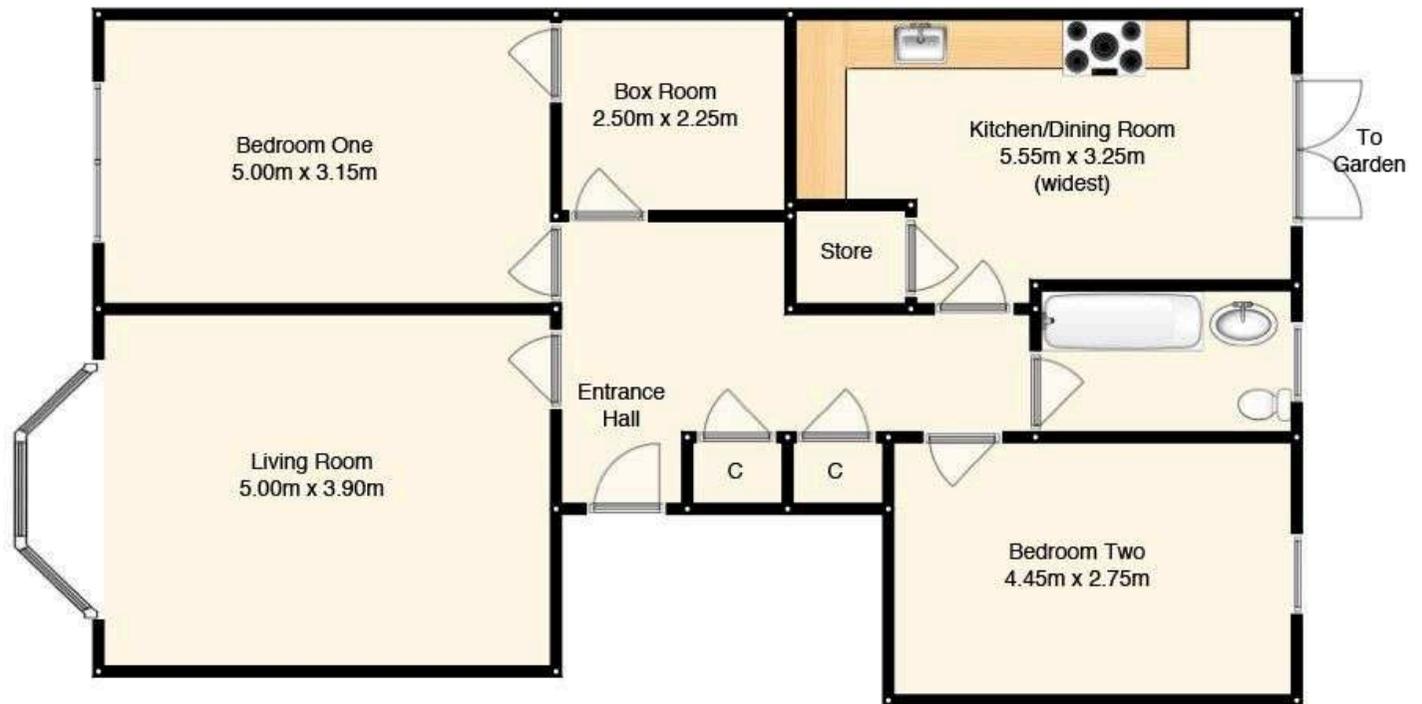
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Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
93m²

