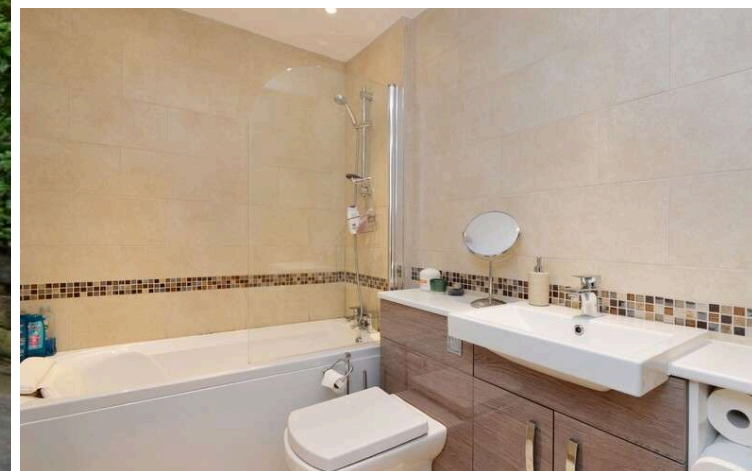


# ALLINGHAM&CO

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12 Warrender Park Road, EDINBURGH, EH9 1JQ  
1 RECEPTION | 3 BEDROOMS | 2 BATHROOMS | EPC: C

This is an impressive main door flat offering private gardens, spacious accommodation, and stylish interiors situated in a highly regarded residential area.

The flat has retained a wealth of period features including stripped floor boards, timber doors and skirting, working window shutters and ornate cornicing and ceiling roses contrasting with modern kitchen and bathroom fittings to create a beautiful family home.

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 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. Marchmont has a wonderful selection of independent shops and cafes and is close to the bustling hubs of Bruntsfield, Morningside and Newington with their wide variety of shops, restaurants and bars.

Within walking distance to the city centre, the area is also served by excellent public transport links and easy access to Edinburgh City Bypass, the motorway network and Edinburgh Waverley.

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 make it a favourite with families and young professionals.





### Accommodation

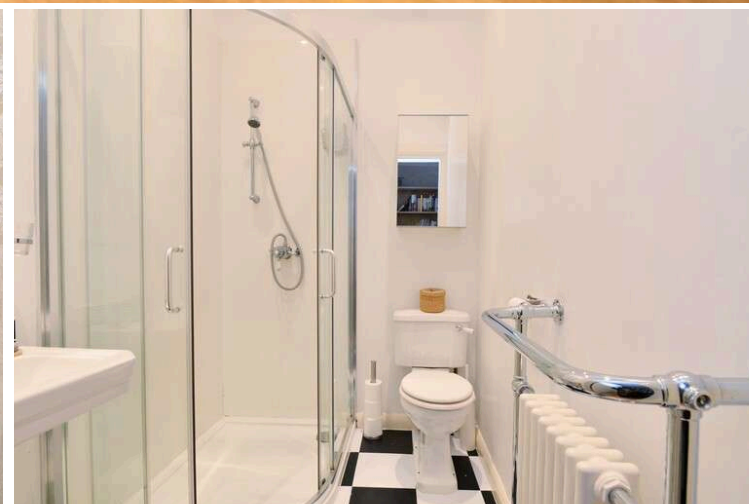
- Vestibule with part glazed door leading through to spacious hall
- Large lounge with coal effect gas fire in marble surround, beautiful curved window and decorative cornice and ceiling rose
- Dining Kitchen with sleek gloss units and integrated appliances - double oven, microwave, 5 burner gas hob and extractor, fridge, freezer and dishwasher. Feature stone wall and double doors leading to private rear garden
- Utility room off the kitchen with sink and space for a washing machine
- Snug/Study off the kitchen
- Large master bedroom with original fireplace. Tiled ensuite bathroom with bath and shower over with glass screen, WC and basin vanity unit.
- Second double bedroom to rear overlooking the garden
- Third bedroom with raised bed, fitted wardrobe and original fireplace
- Generous boxroom with access from the lounge and hall
- Family shower room
- Gas central heating throughout
- Private front and rear gardens

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.



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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

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

