



70/6 Arden Street

Marchmont, EH9 1BN

- Sitting room
- Fitted kitchen
- Master bedroom with ensuite shower room
- 2 further double bedrooms
- Shower room
- Hallway with storage cupboard
- Sought after central location
- Shared rear garden
- Gas central heating
- Permit parking

An impressive 3 bedroom top floor corner flat

Description

Forming part of a traditional Victorian tenement, 70/6 Arden Street is an impressive and extremely spacious 3 bedroom top floor flat, with dual aspect, situated in the desirable area of Marchmont. The property occupies an enviable corner position and retains many original features including original fireplaces, surrounds and ornate cornicing. The interior is bright and generously proportioned and in addition, there is a well maintained shared rear garden to the rear of the building.

Location

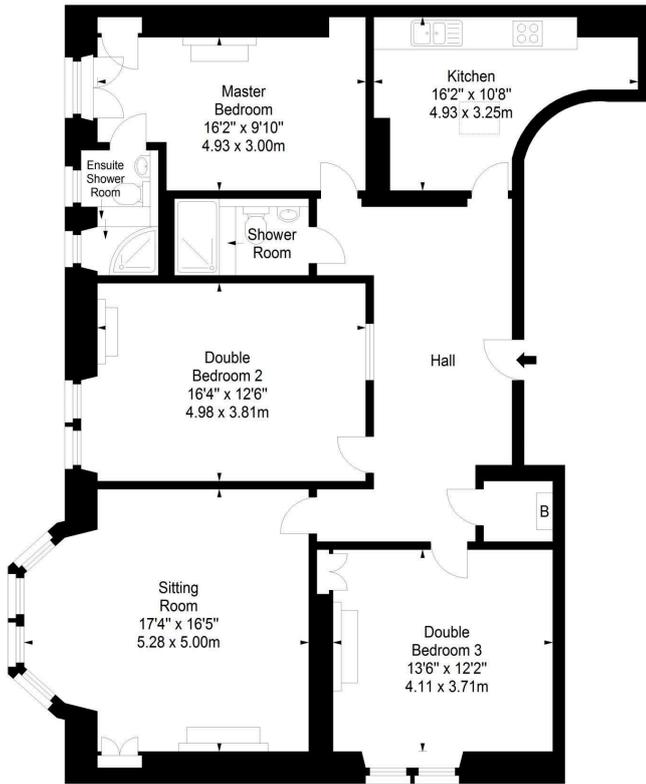
Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre.

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0131 581 5700

Approx. Gross Internal Area
1309 Sq Ft - 121.61 Sq M
For identification only. Not to scale.
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Third Floor



It offers a wide variety of local amenities including convenience and speciality shops, there are a number of coffee shops, bars and restaurants. The property is a short walk from the Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills. The property is in the catchment area for the highly regarded James Gillespie's Primary and Secondary Schools.

Fixtures and Fittings

All carpets blinds, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.

EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.