





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



2f1, 143 Warrender Park Road
Edinburgh, EH9 1DT

- No onward chain
 - Beautifully presented B-listed Victorian apartment in the heart of sought-after Marchmont
 - Exceptional period features including ornate cornicing, fireplaces, high ceilings and original detailing
 - Flexible accommodation with up to four bedrooms and two impressive reception rooms
 - Leafy elevated views towards Arthur's Seat, Bruntsfield Links and Warrender Park, plus a mature shared garden
- EPC: C
Council tax band:F

A most delightful and beautifully presented second floor, B-listed traditional Victorian apartment, situated in the heart of highly sought-after Marchmont. The property enjoys lovely elevated leafy views to both the front and rear, with exceptional views from the bay window towards Arthur's Seat and Bruntsfield Links. This charming home has been well cared for and presents an ideal opportunity for those seeking a spacious and characterful apartment within one of Edinburgh's most desirable neighbourhoods. The generous accommodation offers flexibility, with up to four bedrooms, to suit individual requirements. The fourth potential bedroom is currently utilised as a formal dining room, providing an elegant and versatile additional reception space, however would also suit as the principle bedroom.

The principal reception rooms each feature beautifully preserved decorative cornicing with intricate acanthus leaf detailing and are presented in excellent condition. A wealth of further period features can be found throughout, including traditional mantelpieces and open fireplaces, original doors with a mixture of opaque glazing, an original mirror pane within the bathroom window, and impressive high ceilings that create a wonderful sense of grandeur.

Accommodation

The accommodation combines generous proportions with comfort and character, with each individually styled room offering its own distinctive appeal. The spacious hallway provides access to all of the rooms and benefits from an excellent range of storage, with numerous cupboards offering practical solutions for modern living. To the front of the property, the principal reception room immediately impresses with its elevated leafy outlook across Warrender Park. The large bay window floods the room with natural light, while the generous proportions provide an inviting and versatile living space.

The second reception room, currently used as a formal dining room, offers another impressive and welcoming space. Ornate cornicing, a traditional fireplace and high ceilings combine to create a real sense of grandeur and an undeniable 'wow' factor. To the rear, the kitchen enjoys a pleasant outlook over neighbouring gardens and the communal garden belonging to the property. A large pantry cupboard provides useful additional storage, while a separate cupboard houses the boiler.

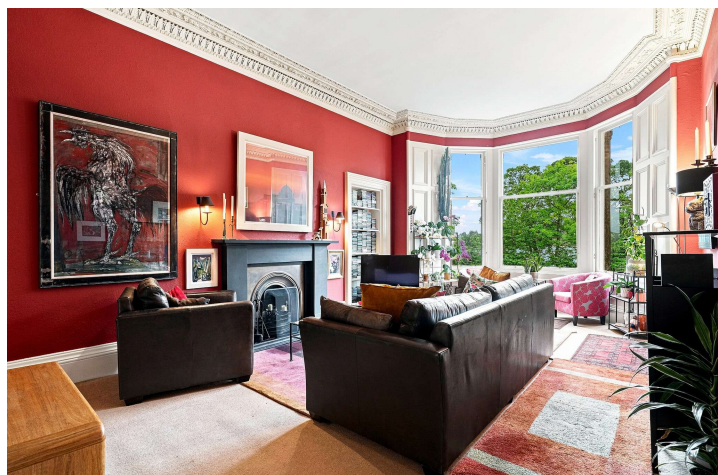
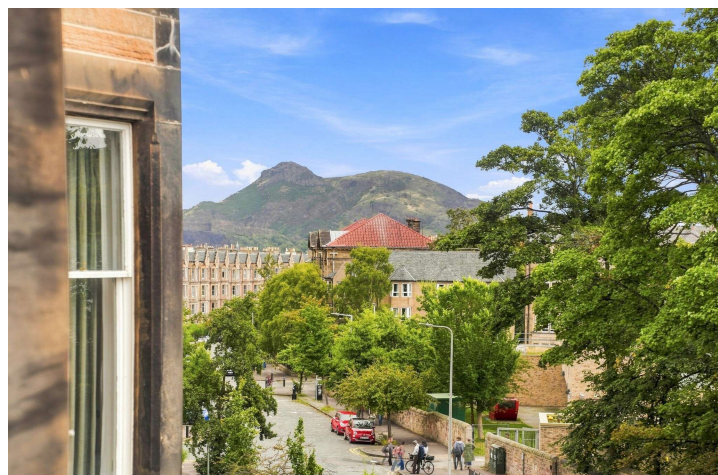
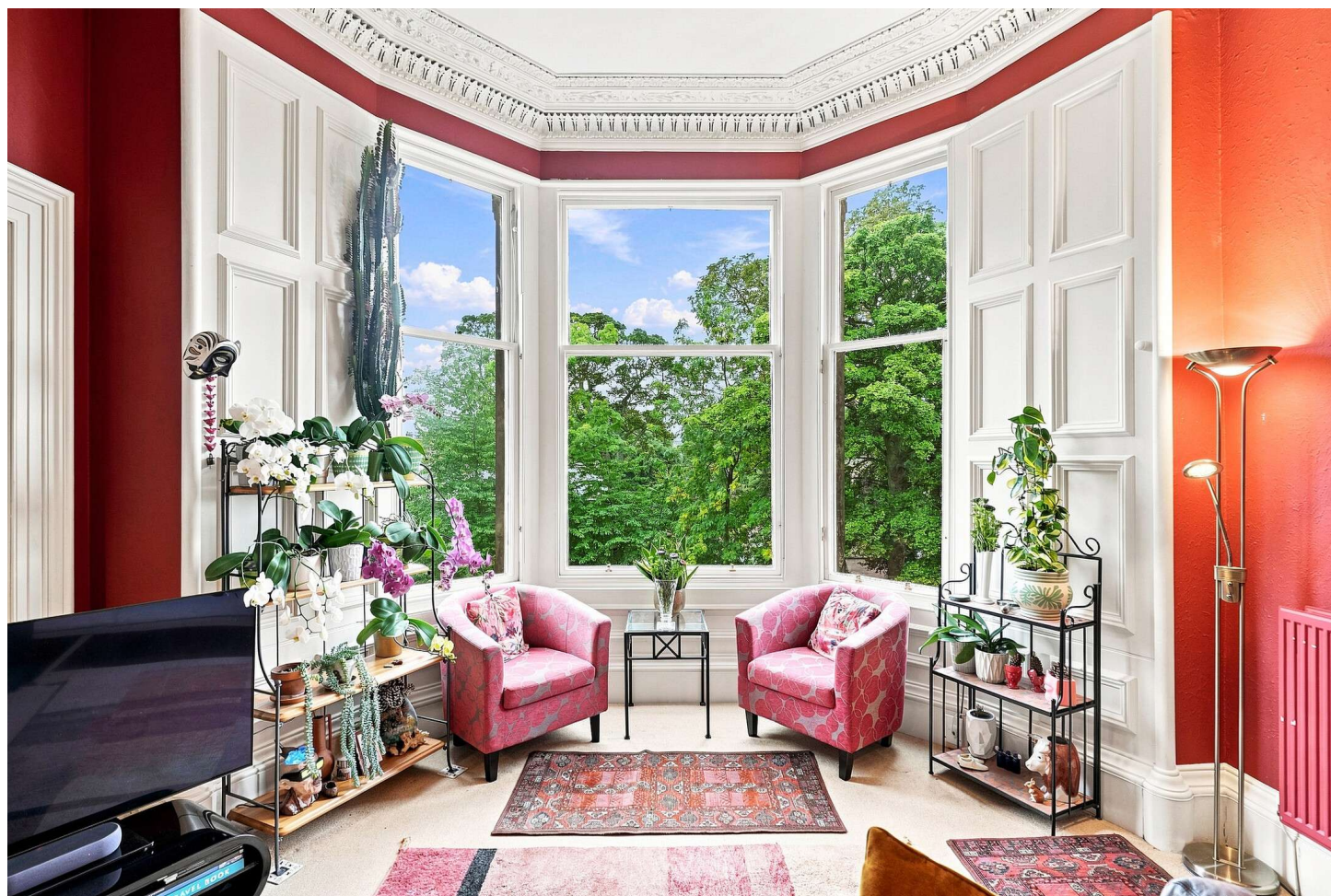
The fitted kitchen will include the freestanding washing machine, cooker and dishwasher, all of which are included on an 'as seen' basis and are left without warranty. All three current bedrooms are generously proportioned and offer ample space for freestanding furniture. The bedrooms are served by a well-appointed bathroom, featuring a fitted bath with a mains-fed shower over, together with a particularly attractive original stained-glass window to the rear.

Externally

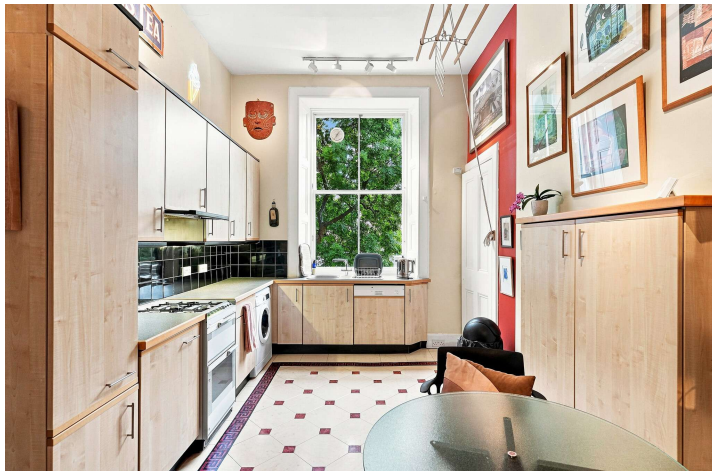
To the rear of the building is a mature and leafy shared garden, featuring a variety of established plants and shrubs and providing a pleasant outdoor space for residents to enjoy. To the front, the property benefits from a neat and well-maintained shared entrance. On-street parking is available, with residents able to apply for parking permits through The City of Edinburgh Council.

Location:

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsbury's Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

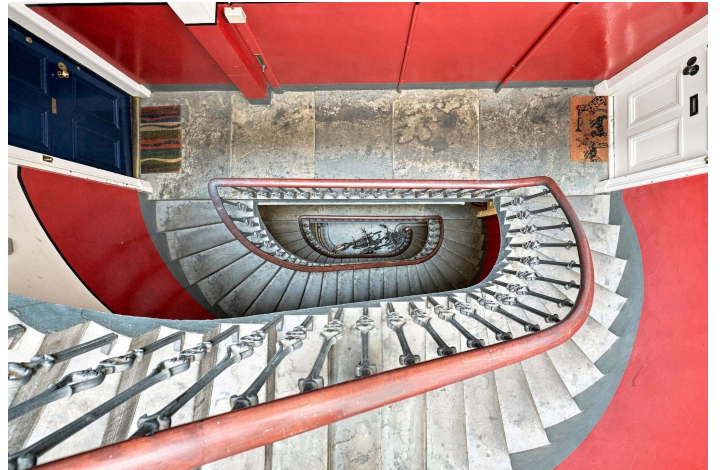




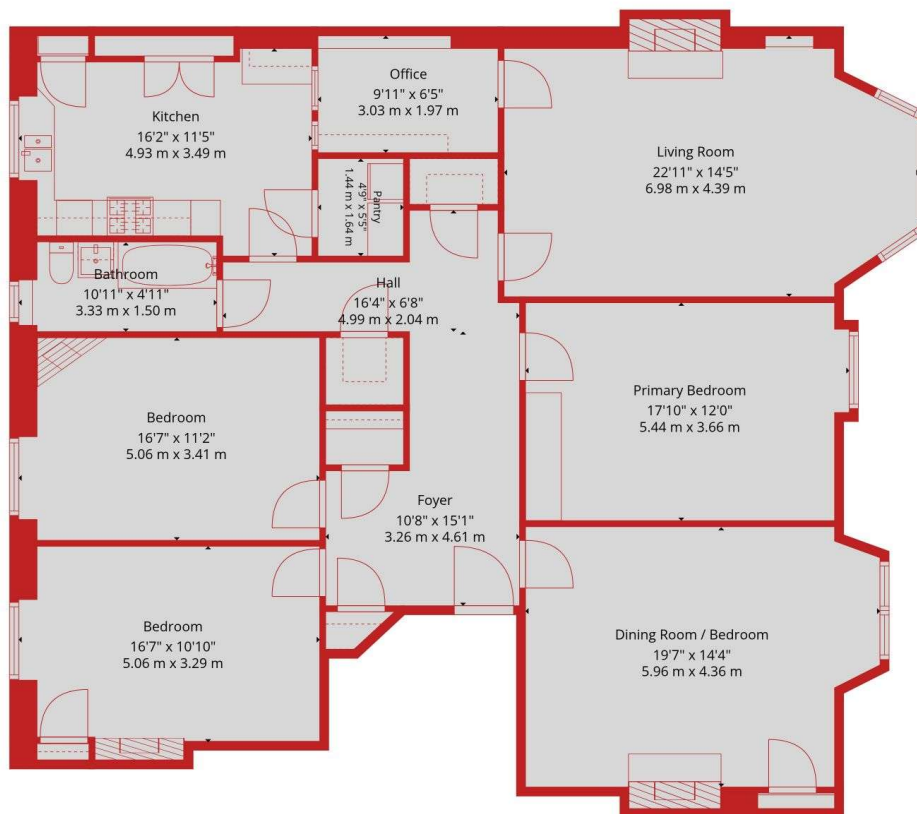












Total: 1719 sq. Ft, 160 m2

1st Floor: 1719 sq. Ft, 160 m2

Excluded Areas: Office: 64 sq. Ft, 6 M2, Fireplace: 6 sq. Ft, 1 M2, Walls: 121 sq. Ft, 11 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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