

## Location
- Near to the Meadows / City Centre.
- Close to local amenities.
- Convenient transport links

## Inside
- Hall
- Living Room
- Kitchen/Dining Room
- Two Bedrooms
- Box Room
- Bathroom

## Outside
- Communal Garden to Rear
- Zoned on-street parking

## Energy Efficiency
- Gas-fired Central Heating
- EPC: C

# Marchmont
# Second Floor Flat
# 43/4 Warrender Park Terrace, Edinburgh, EH9 1EB

This traditional second floor flat is a property of character with period features, quietly situated in the much sought-after Marchmont area of Edinburgh. The interior comprises: hall providing access to all rooms; spacious living room with tiled fireplace and ornate cornicework and ceiling rose; Master Bedroom (with versatile boxroom off which could be a walk-in wardrobe or study), Bedroom Two, dining kitchen with floor and wall units with space for dining table and chairs; and bathroom with three-piece suite and shower over the bath. The property also benefits from gas central heating and a security entry phone system. Various kitchen appliances (standalone cooker, washing machine and fridge freezer – all sold as seen) are included in the price together with all blinds, curtains, light fittings. There is access to a shared garden laid mainly to lawn at the rear of the building. This property was previously let as a three bedroom student flat and would make an ideal buy-to-let opportunity or with some modernization, a stylish well located home for a couple or young family.






Marchmont is an extremely sought after district of Edinburgh and is situated approximately one mile south of the city centre. The open parklands of the Meadows and Bruntsfield Links are just a few steps away, and this convenient location affords easy access to a wide variety of local amenities including shops, theatres, cinemas, pubs, cafes, takeaways and restaurants. There are excellent primary and secondary schools in the area, and a number of University buildings are within easy walking distance. Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Meadows are perfect for jogging and other leisure activities and the Warrender Swim Centre, with pool, spa and gym is a short walk away. The area is also very well served by public transport with regular bus services travelling to and from the city centre and surrounding districts, and the City Bypass is readily accessible linking to the motorway network. Because of these facilities and location, this is a popular area for young professionals, students and young families.

**Extras**
The standalone cooker, washing machine and fridge freezer together with all fitted floor coverings, curtains, blinds and light fittings are included in the sale price. Furniture (with the exception of the sofa and the standing mirror in the small bedroom) is available to any purchaser free of charge if desired.

**Garden**
Communal garden to rear laid mainly to lawn. Common drying area.

**Parking**
On-street parking is available. Residents' Permit parking is available on application to Edinburgh Council, on the payment of the applicable fee for the area.

**Services**
Mains gas, electricity, water and drainage.

**Entry**
By arrangement.

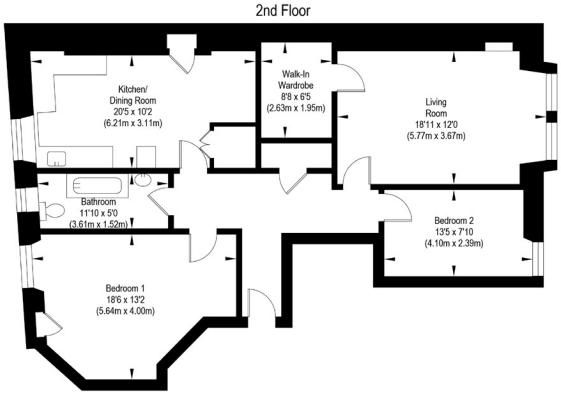
Offers should be addressed to and the further particulars may be obtained from Messrs Thomas H G Stewart, Solicitors, 41 Barclay Place, Edinburgh, EH10 4HW, telephone 0131 229 4939.

**Price**
Refer to the property page on espc.com for pricing information or phone the Selling Agents on 0131 229 4939 (during normal office hours).

**Viewing**
Refer to the property page on espc.com for viewing information or phone the Selling Agents on 0131 229 4939 (during normal office hours).

Approx. Gross Internal Floor Area 97 Sq M / 1040 Sq Ft.

2nd Floor




Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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NOTES
1. Whilst these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and it will be assumed that prospective purchasers have made their own enquiries on relevant matters.
2. All measurements have been taken at the widest point of the rooms using a sonic measuring device and there may therefore be some degree of divergence from the actual measurements, given the limitations of the device.
3. Interested parties should note their interest with Messrs Thomas H G Stewart, Solicitors, through their own solicitor so that they may be advised in the event of a closing date being fixed.
4. The sellers reserve the right to sell the property without fixing a closing date and the sellers do not bind themselves to accept the highest or any offer.
5. None of the services in the subjects have been tested by us and consequently no warranty is given by us as to their condition or suitability for their intended use.

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