

COULTERS®

93/1 WARRENDER PARK ROAD

MARCHMONT, EDINBURGH, EH9 1EW

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Situated in the Marchmont Conservation Area, 93/1 Warrender Park Road is an exceptionally spacious first-floor flat, offering generous proportions, flexible living space and a wealth of period character. Ideally positioned close to the city centre, with wonderful green spaces including The Meadows and excellent schools and universities close by, the property is likely to appeal to a broad range of buyers.

The impressive sitting room is a particularly elegant space, with a large bay window and a marble fireplace creating a striking focal point. Original wooden flooring, detailed cornicing, a decorative ceiling rose and traditional panelled doors further enhance the room, while the large windows provide plenty of natural light.

The kitchen/dining room is well proportioned and provides ample space for a dining table alongside a good range of fitted wall and base-mounted cabinetry. A large pantry provides a practical space for storage or appliances.

All three bedrooms are well-proportioned doubles with attractive period features. Bedrooms one and three are beautifully bright thanks to their south-facing aspect, whilst bedroom two benefits from a peaceful outlook over the communal gardens. A versatile study/box room provides useful additional space and could equally lend itself to a home office, dressing room or nursery, depending on requirements.

The spacious central hallway creates an impressive first impression and provides access to useful storage, while the bathroom is fitted with a bath with shower over, WC and wash

KEY FEATURES



Bright first floor flat within a traditional tenement in



Beautiful retained period features.



The Meadows and Bruntsfield Links just a short stroll away.



EPC Rating - C



Three spacious double bedrooms.



Permit parking available.



Excellent schools in the local area.



Council Tax Band - E



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MORE INFORMATION

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The spacious central hallway creates an impressive first impression and provides access to useful storage, while the bathroom is fitted with a bath with shower over, WC and wash hand basin.

The property is fitted with gas central heating and there is a secure entry system for the building. Permit and metered parking are available on the street, while shared gardens are accessed to the rear.





THE LOCAL AREA

Marchmont is a leafy residential district south of Edinburgh's City Centre. Just a short walk from The Meadows, the property enjoys access to peaceful walks, tennis courts, play parks and far-reaching cycling routes. Numerous yoga studios are located in the area as is Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym. There is a fantastic selection of independent restaurants and cafes, and for everyday shopping, there is a Scotmid and Sainsburys local alongside a fishmonger and green grocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

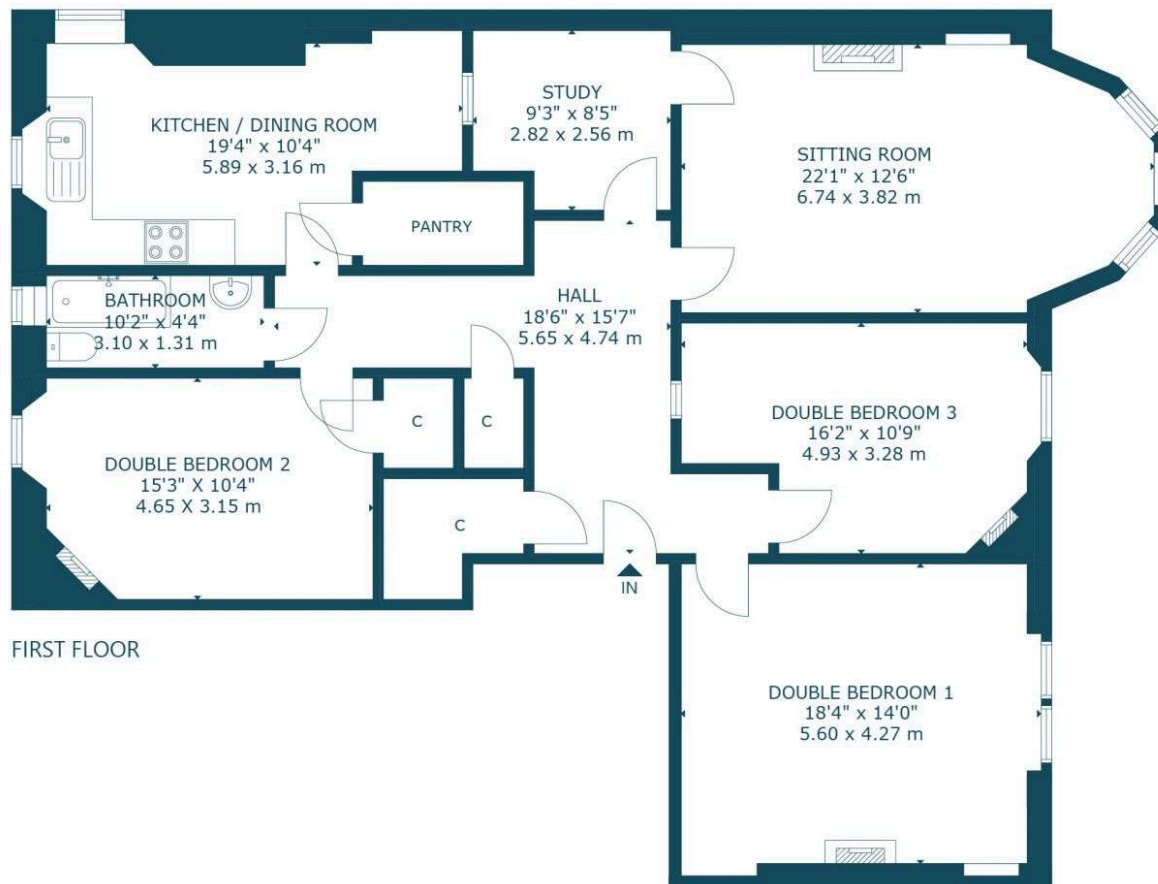
EXTRAS

All light fittings, curtains, blinds and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation. The brass curtain rail and fixtures in bedroom three are NOT included in the sale.



HOME REPORT VALUATION: £550,000





93 - 1 WARRENDER PARK ROAD, MARCHMONT, EDINBURGH, EH9 1EW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,454 SQ FT / 135 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.