

COULTERS<sup>©</sup>

WELCOME TO:

# WARRENDER PARK ROAD

70 IF2 Warrender Park Road, Edinburgh, EH9 IEX



## WARRENDER PARK ROAD AT A GLANCE:



Leafy Marchmont location



Two-bedroom traditional flat



Bright bay-window living room



Close to the City centre



Walking distance of the Meadows



Well-regarded schooling close by

## EXTRAS:

Selected curtains, light fittings, carpets and fitted floor coverings are included. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a sought-after location with this two-bedroom traditional apartment in leafy Marchmont. Situated on the first floor of a Victorian tenement, this is a well-presented home with charming period features, plenty of light and comfortable accommodation. Its fantastic location means you are just a short walk from the Meadows, Bruntsfield Links and a wide variety of leisure and retail amenities. It is an excellent opportunity for a professional, couple or investor.

- An elegant bay-window living room with front-facing views. An abundance of original period features including a focal mantelpiece with open fire, panelling, and ornate cornicing.
- A bright kitchen/dining room to the rear of the property with garden views. Featuring a laminated floor, ample wall and floor units, worktops and integrated appliances including stainless steel oven and hob. Benefits from a pantry.
- A Principal double bedroom with cornicing and attractive fireplace
- A second double bedroom with cast iron fireplace and ceiling pendant light
- A family bathroom with three-piece white suite including wall mounted shower
- A generous and versatile box room adjacent to the living room
- Gas central heating throughout
- Generous shared garden, well-maintained and mainly laid to lawn
- On-street permit parking



## LOCATION, LOCATION, LOCATION:

Set within walking distance of the beautiful open green spaces of the Meadows and Bruntsfield Links, and one mile to the south of Edinburgh's city centre, this is a superb location.

Bruntsfield Place, 10 minutes away, boasts fashionable bars including Montpelier's, renowned restaurants such as Chop House and delightful cafés like Artisan Roast. Cultural attractions are also within easy reach including the family-owned Dominion Cinema and the iconic Kings Theatre. Nearby Morningside offers further independent boutiques, delicatessens and gift shops, as well as a Waitrose and Marks and Spencer's Food Hall. For days spent outside, Bruntsfield

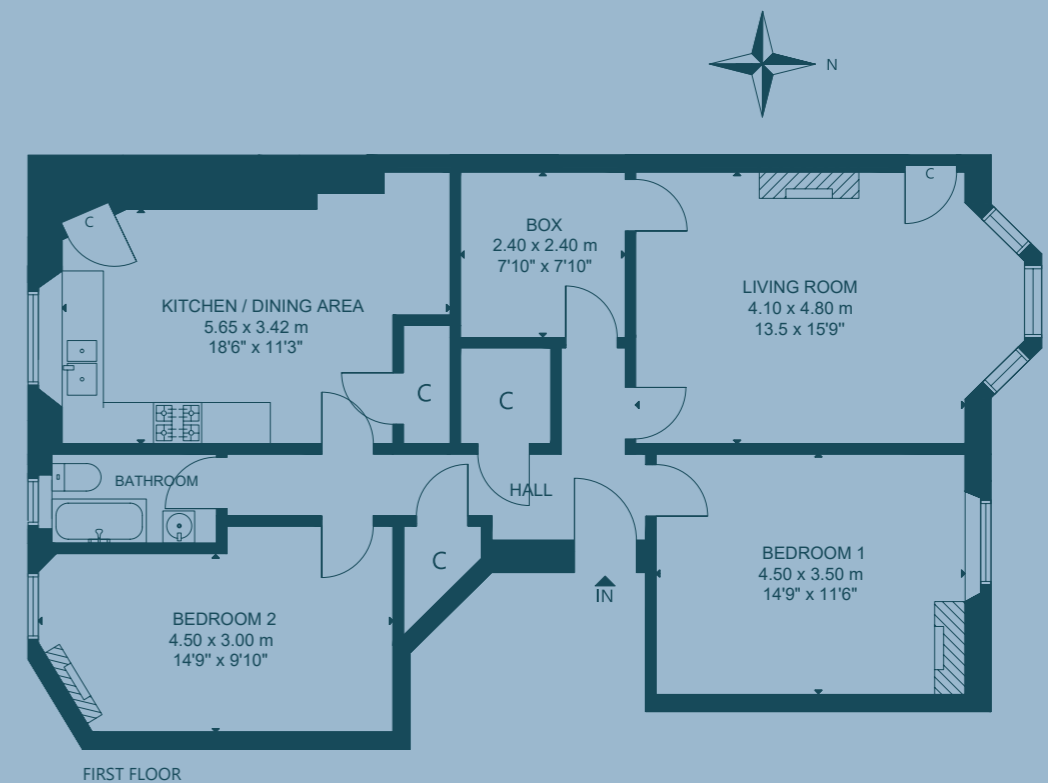
Links offers a pitch and putt, or just a chance to relax with a picnic or BBQ. Stretch your legs and get active at the well-kept tennis courts in the picturesque Meadows or enjoy a walk or cycle.

Edinburgh's city centre is within walking distance or just a 15-minute bus ride away from Warrender Park Road. The City Bypass connecting you to the main motorway networks and Edinburgh Airport is only a short drive.

The property is close to excellent private and state schooling including James Gillespie's Primary and High Schools and George Watson's College, as well as Napier Edinburgh and Edinburgh Universities.



## FLOOR PLAN:



70 1F2 Warrender Park Road, Edinburgh, EH9 1EX

Approx. Gross Internal Area

1,042 Sq Ft - 97 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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