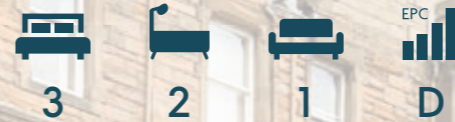


COULTERS[©]

WELCOME TO:

WARRENDER PARK TER.

43/12 Warrender Park Terrace, Marchmont, Edinburgh, EH9 1EB



WARRENDER PARK TERRACE AT A GLANCE:



Leafy Marchmont
location



Three-bedroom
traditional flat



Spectacular Edinburgh
Castle views



City centre in
walking distance



Bruntsfield Links
on the doorstep



Well-regarded
schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. All furniture can be included through separate negotiation, but can be removed if required.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a prime location with this three-bedroom top floor apartment in leafy Marchmont. This light filled property boasts spacious and well-presented accommodation with spectacular open views across the Meadows to Edinburgh Castle. Situated within a traditional tenement with a shared rear garden and close to excellent amenities, highly regarded schooling and the city centre, this is a fantastic opportunity for a couple, family, or investor.

- Successful investment property in excellent location
- A spacious and light filled living room with spectacular views across the Meadows to Edinburgh Castle. Attractive original period features include ornate cornicing, ceiling rose, focal mantelpiece and shelved Edinburgh press
- A well-laid out contemporary kitchen with sleek wall and floor units, worktops and integrated appliances including oven and hob
- Bright and generous principal carpeted double bedroom overlooking the Meadows with walk-in cupboard and en-suite shower room
- Two further spacious double bedrooms both offering spectacular views
- Family bathroom with washbasin and bath
- Separate WC with washbasin
- Gas central heating and double glazing throughout
- Secure entry system
- Enclosed shared rear garden



LOCATION, LOCATION, LOCATION:

Marchmont is a sought-after leafy area a mile south of Edinburgh's city centre. There are a wide variety of local amenities near to the property including a Margiotta and a Scotmid in walking distance. There are also independent specialist shops including greengrocers, wine merchants and delicatessens such as the Leaf and Bean and Victor Hugo, restaurants like the Rabbit Hole and popular coffee shops, Café Artista and Machina Coffee.

For recreational opportunities, the open green spaces of Bruntsfield Links and The Meadows are on the doorstep with tennis courts, bowling green, children's play areas and a pitch and putt. The Royal Commonwealth pool and gym is just over 20 minutes walk away.

It is an ideal location for the University of Edinburgh. The neighbouring areas of Morningside, Newington and Tollcross offer further amenities including the independently owned Dominion Cinema and Kings Theatre.

Highly regarded schooling is available across the private and state sectors including James Gillespie's' Primary and High School, George Heriot's School and George Watsons College.

Whilst access to the city centre and Old Town, is a short walk away through Middle Meadow Walk, regular bus services take 10 minutes. It is in easy reach of the City Bypass.



FLOOR PLAN:



43/12 Warrender Park Terrace, Marchmont, Edinburgh, EH9 1EB

Approx. Gross Internal Area

1001 Sq Ft - 93 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS[®]

WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

