

COUNTERS[®]

31 (3F1) WARRENDER PARK TERRACE

MARCHMONT, EDINBURGH, EH9 1ED

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on a picturesque, tree-lined street within the Marchmont, Meadows and Bruntsfield conservation area, this is a traditional, B-Listed, tenement apartment now requiring modernisation. Positioned just off Bruntsfield Links and with a third floor position, the property benefits from magnificent open views of Edinburgh Castle from the living room bay window and front-facing bedroom.

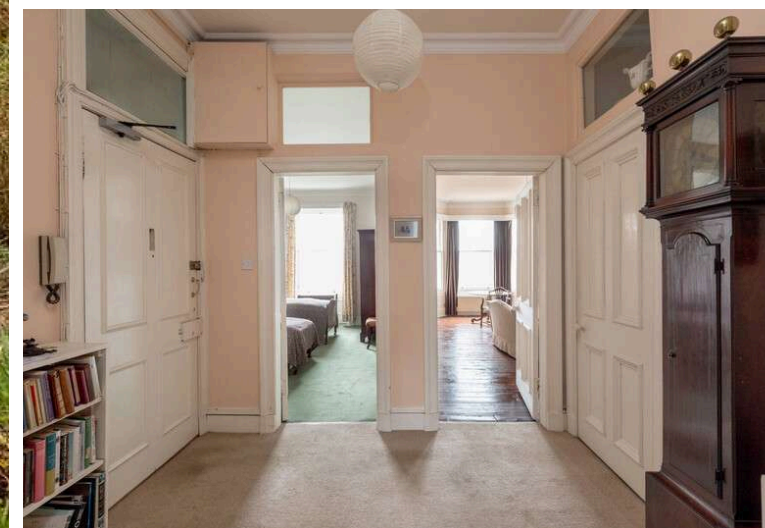


Boasting generous proportions and delightful period features, the accommodation comprises: living room with original flooring, ornate cornice, gas fire and surround, box room/study, kitchen/dining room with pantry cupboard, two good sized double bedrooms and traditional bathroom.

KEY FEATURES

-  Third floor flat with exceptional views
-  Well-kept shared gardens
-  Overlooking Bruntsfield Links
-  Two double bedrooms plus study
-  Permit parking available
-  Independent shops, cafes and restaurants nearby

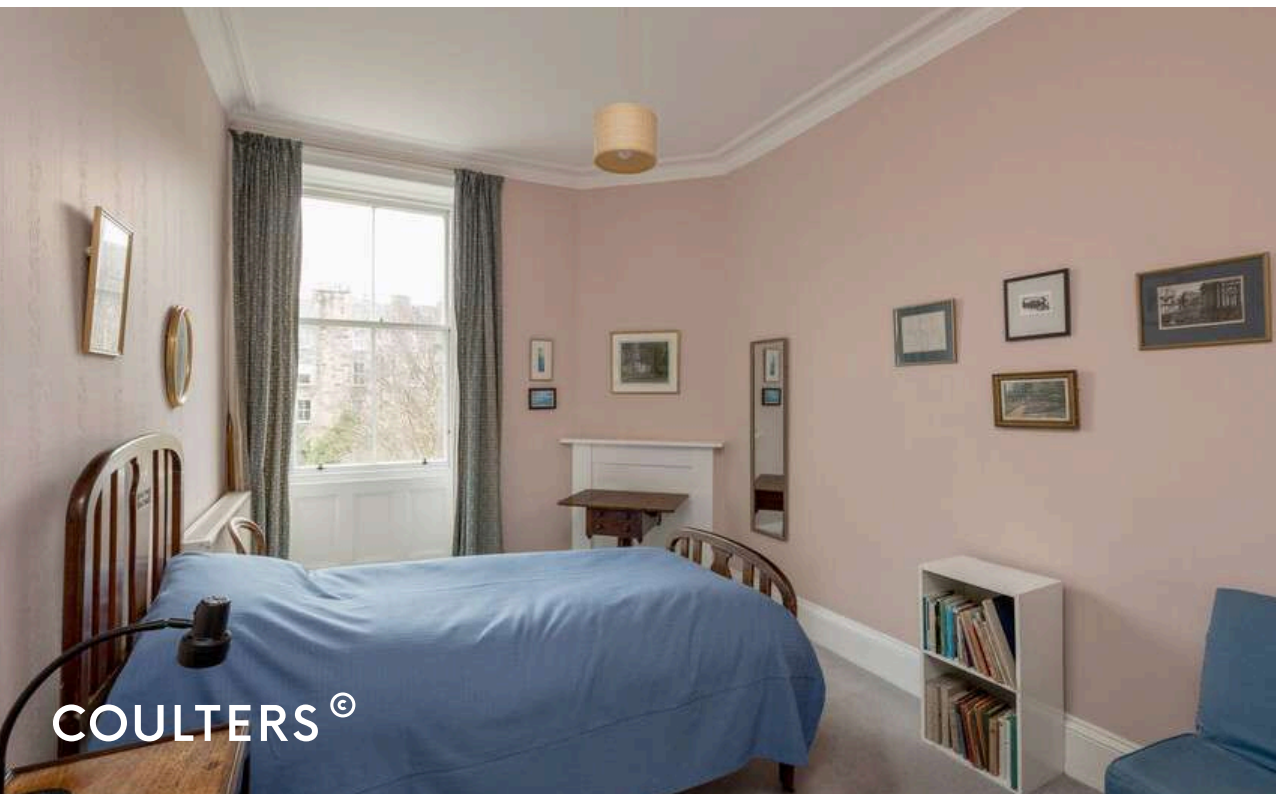




The property is fitted with single glazed sash and case windows and there are electric heaters. Gas is supplied to the flat and there is currently a gas fire and gas cooker. Further information regarding the heating is available within the Home Report.

Externally there is a shared garden that is mainly laid to lawn with a drying line. Permit holder parking is available on the street.





THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Overlooking Bruntsfield Links and moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Margiotta grocery store, along with the renowned Victor Hugo Deli, local fishmonger and green grocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

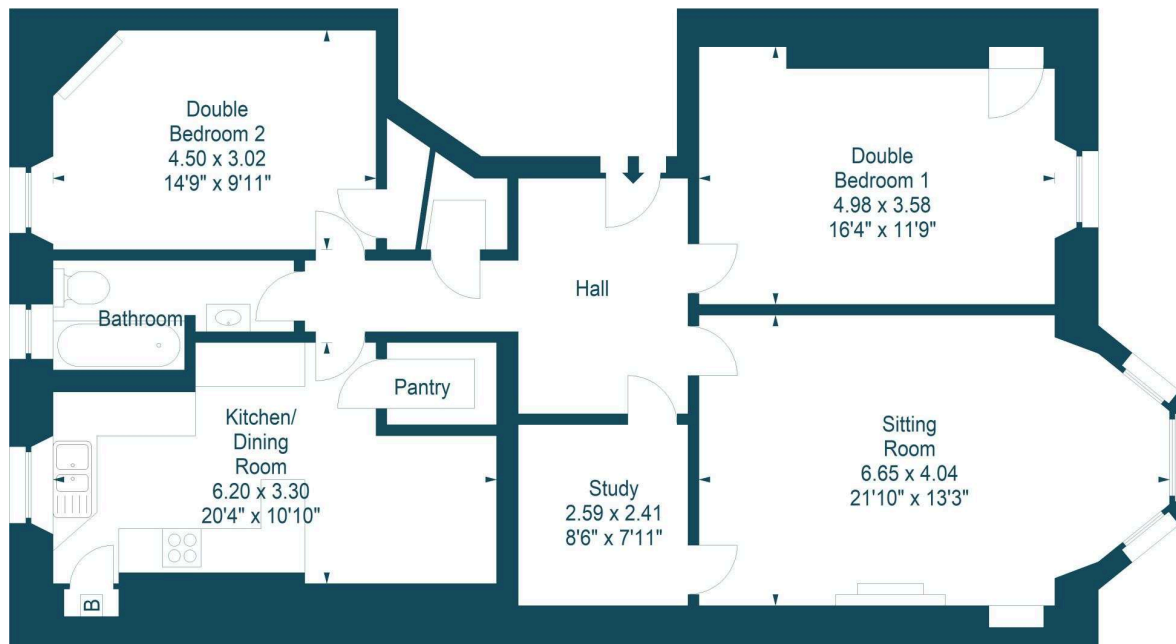
The blinds, curtains, light fittings, fitted flooring, and kitchen appliances are included in the sale price.



Warrender Park Terrace,
Edinburgh,
EH9 1ED



Approx. Gross Internal Area
1131 Sq Ft - 105.07 Sq M
For identification only. Not to scale.
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Third Floor

GET IN TOUCH

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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.