



8 3f1 Arden Street
Marchmont, Edinburgh, EH9 1BP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature fireplace.
- Internal kitchen with appliances.
- Three good sized double bedrooms one with dressing room/study off.
- Large Boxroom off hall
- Bathroom with shower over bath.
- Gas central heating.
- Double glazing.
- Many original features.
- Communal garden.
- Permit & metered parking.
- 3 person HMO Licence (held for over 20 years). Current Licence expires in Jan 2024.
- PAT certificate, Fire Fighting Equipment certificate & Fire and Smoke alarm certificate (all valid until Jan 2024)



GENERAL DESCRIPTION

A spacious third floor flat forming part of a traditional tenement building in the prestigious Marchmont district of the city within walking distance of a wide range of local amenities and Edinburgh City Centre. The property would be suitable for a range of buyers including professionals, young families, students or perhaps for letting purposes and is brought to the market freshly presented having been redecorated and new carpets fitted throughout.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

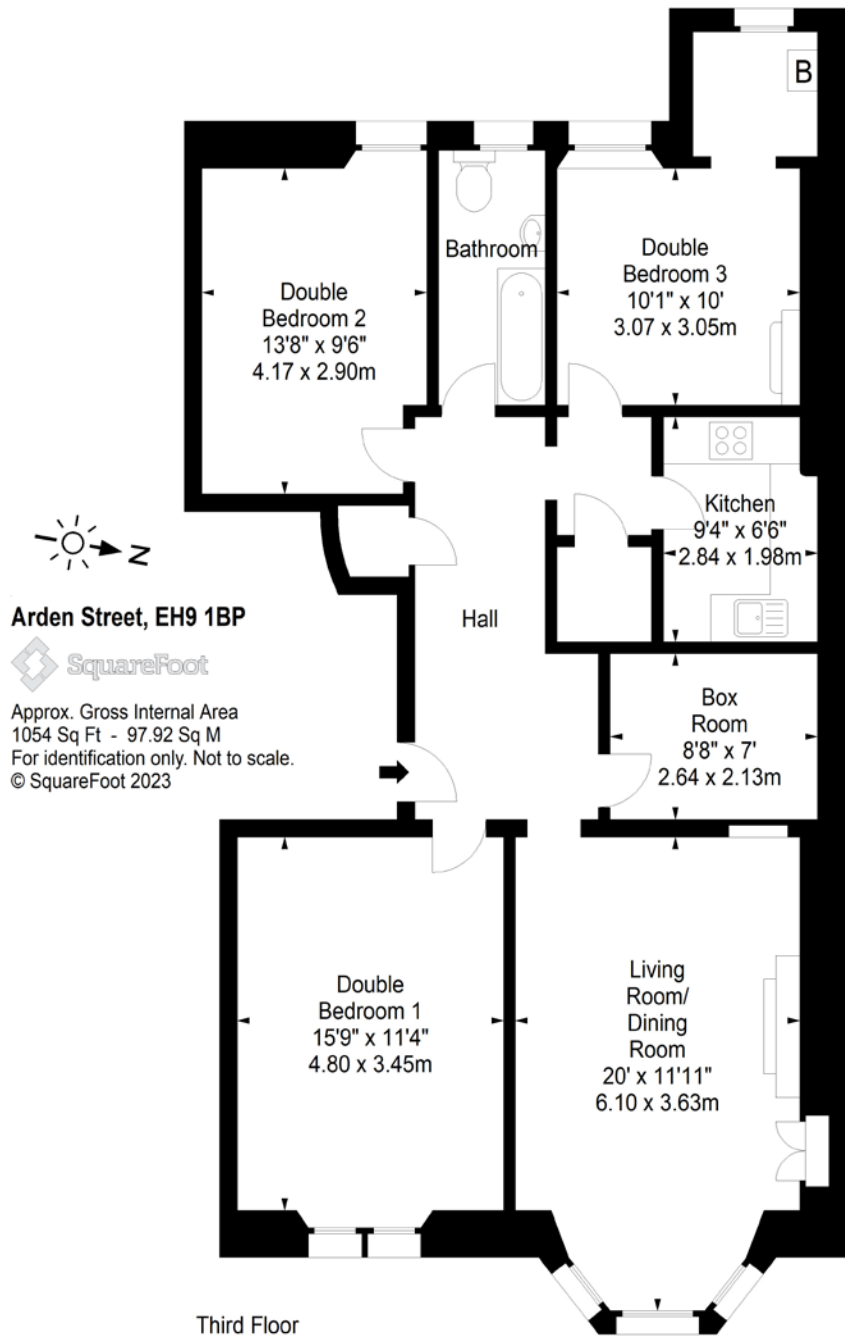
Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. The property is well positioned for easy access to both Edinburgh University and the Napier University campus. The city centre is easily accessible both on foot or by bus and the city bypass is nearby which connects into the motorway network North, South and West.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.





**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.