



14/8 Warrender Park Road
Marchmont, Edinburgh, EH9 1JQ

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.
- Generously proportioned living room with marble fireplace , cornicing & storage.
- Views to Arthur's Seat and Salisbury Crag.
- Home office/study.
- Dining kitchen with appliances and bespoke fitted floor-ceiling bookshelves
- Large storage cupboard.
- Good size double bedroom.
- Further bedroom.
- Bathroom with shower.
- Gas central heating.
- Original features.
- Communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A bright top floor flat forming part of a traditional tenement building in the vibrant Marchmont district of the city within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property would make an ideal purchase for a professional person or couple or perhaps for letting purposes as it could be utilised as a three-bedroom property.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.4 MILE TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 8.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Marchmont is an extremely popular area to the south of the city. The area offers 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. The property is 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, curtains, poles and window blinds, kitchen appliances to include the integrated dishwasher, cooker hood, freestanding washer/dryer, fridge and freezer. The range cooker may be available through negotiation. All furniture within the property may be available through negotiation.



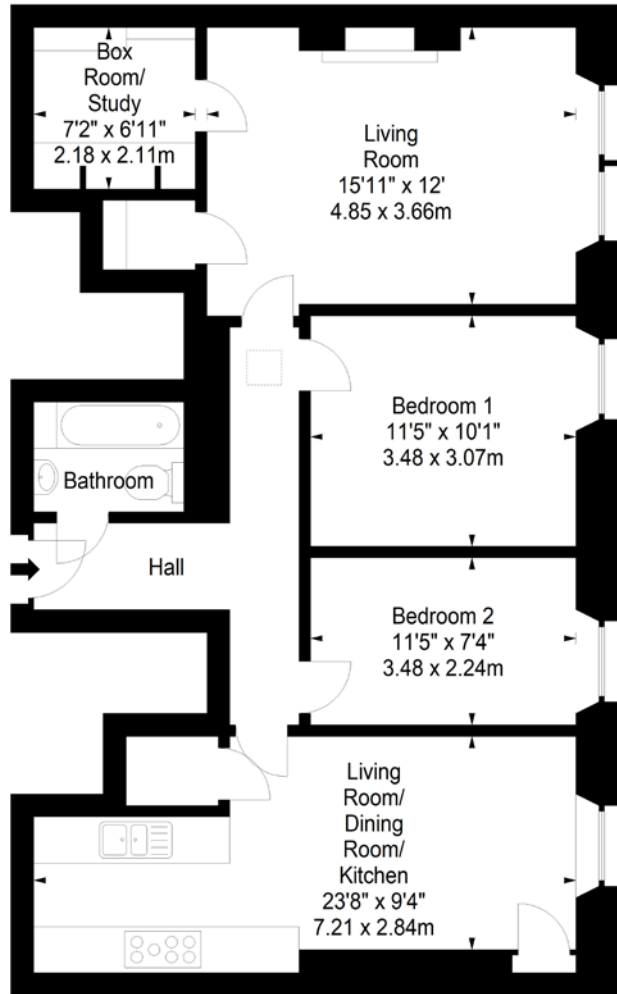
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Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M
For identification only. Not to scale.
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Energy Performance
Certificate Rating E



Third Floor



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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.