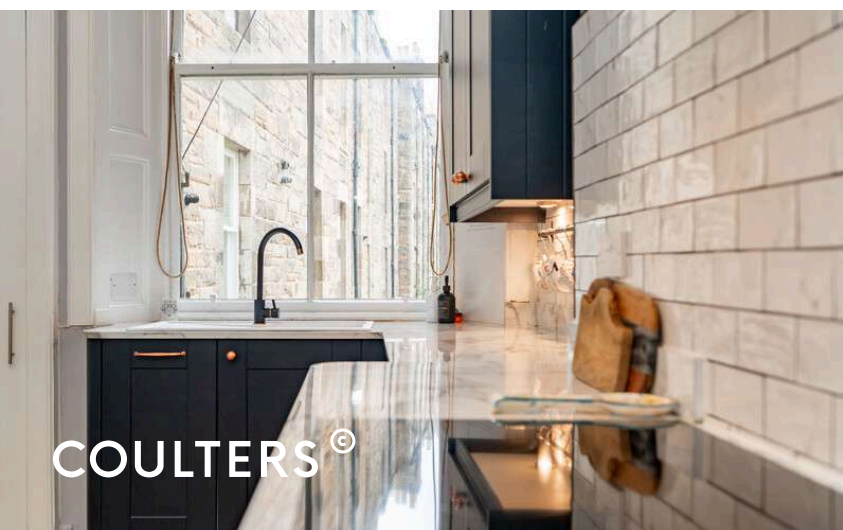


COULTERS[®]

119 (1F1) WARRENDER PARK ROAD

MARCHMONT, EDINBURGH, EH9 1EN

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated on the first floor of an attractive B-listed tenement in desirable Marchmont, this impressive three bedroom flat is presented to market in excellent order. Over the past few years, a series of major upgrades have taken place within the property, leaving little for any new purchaser to tackle besides personal decorative preferences. Improvements have included but are not limited to: rewiring, replastering, repapering and repainting as well as the installation of a new boiler and radiators. During the course of the improvements, careful attention was taken to preserve the elegant period features within the home. These consist of decorative cornice, ceiling rose, fireplaces, press cupboards, panelled doors and original flooring.

The accommodation comprises of a beautiful bay windowed living room with gas fire and reclaimed surround, gorgeous kitchen/dining room with integrated appliances and herringbone flooring, three generous double bedrooms and a modern bathroom fitted just last year. The hallway has striking monochrome flooring, handy overhead clothes drying pulley and three storage cupboards, two of which are very large and offer potential to create a further bathroom subject to the necessary consents.

KEY FEATURES



Traditional first floor flat



Three double bedrooms



Shared gardens and private store cupboard



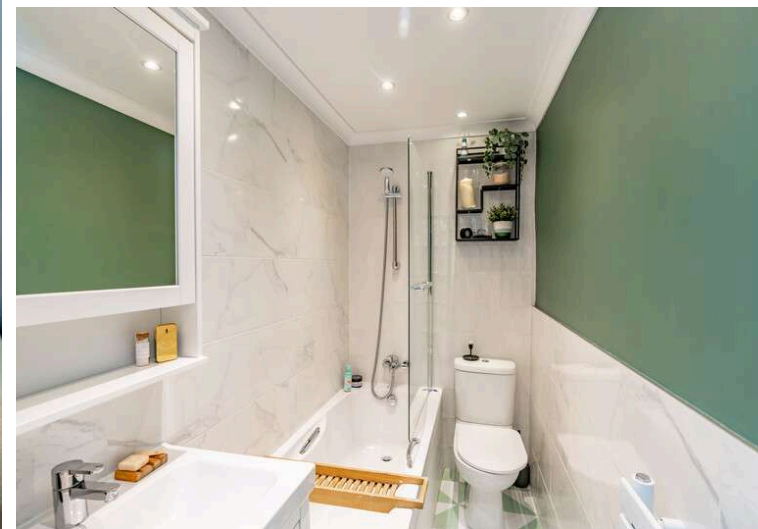
Permit parking & EV charge points available



Meadows & Bruntsfield Links on the doorstep



Excellent local schooling & nearby universities



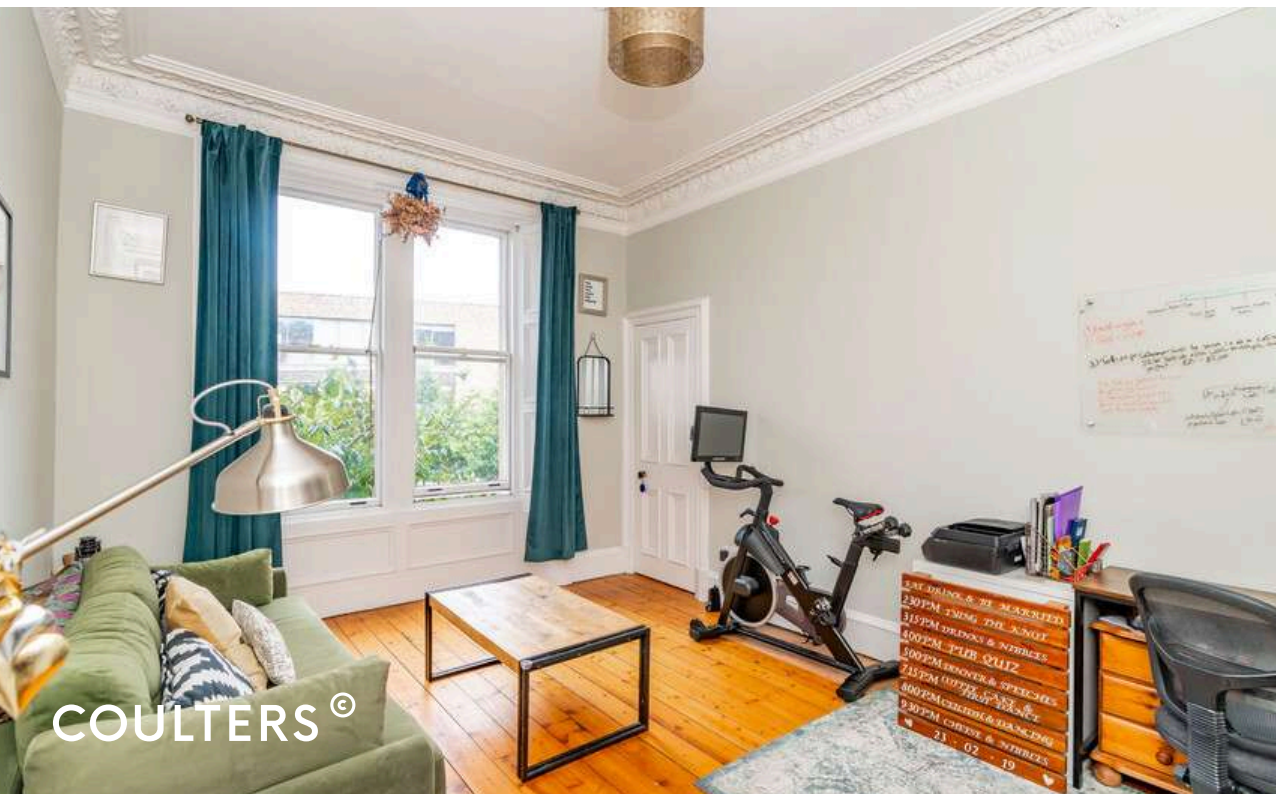
The flat also comes with a private, lockable store situated on ground level in the communal stair, which is perfect for the likes of bikes and gardening equipment.

The property is fitted with modern gas central heating and single glazed sash and case windows.

Externally there is a large communal garden that is mainly laid to lawn. Permit holder parking is available on the streets outside and EV public charge points are located at the end of the street.



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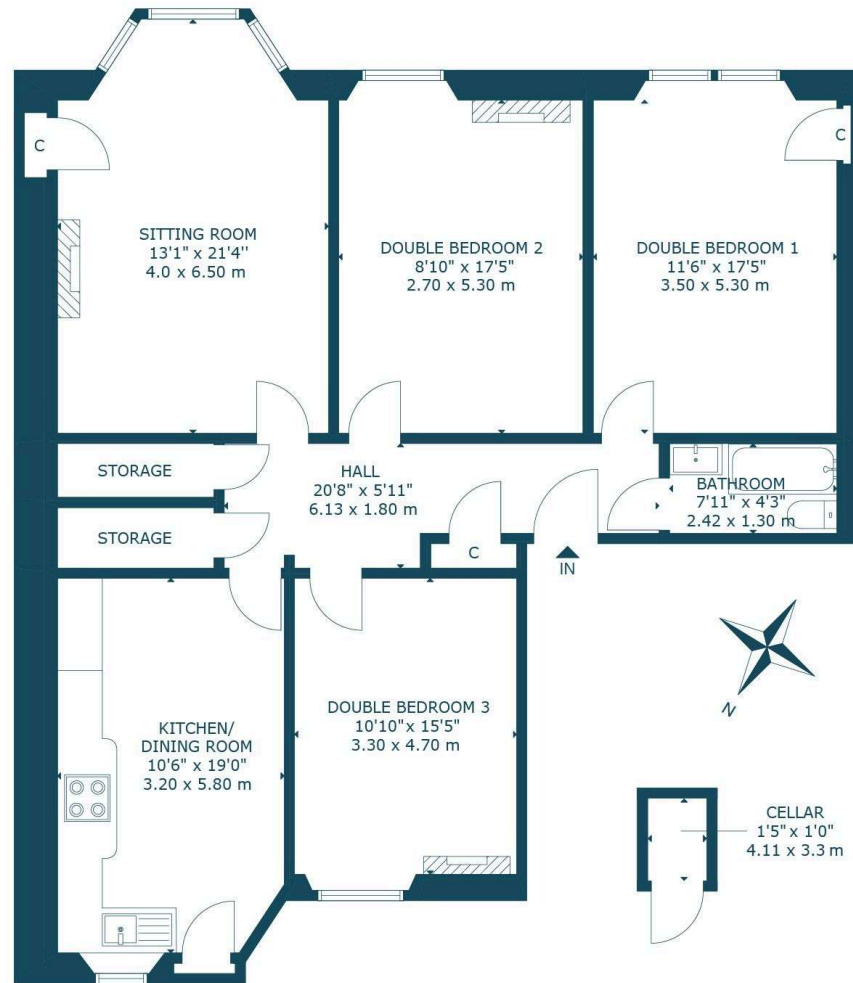
THE LOCAL AREA

Part of the Marchmont, Meadows and Bruntsfield conservation area, Marchmont enjoys a highly desirable setting beside the Meadows, one of the capital's most beloved public parks. It has a central location too, within brisk walking distance of the city centre, the Old Town, and fashionable areas like Morningside. Unsurprisingly, Marchmont is popular with city professionals and families, as well as students thanks to the nearby University of Edinburgh and Edinburgh Napier University campuses. It is served by an excellent range of local amenities, including numerous stores in neighbouring Bruntsfield and Morningside, which are known for their independent boutiques and artisan coffee shops. There is also an arthouse cinema and a choice of theatres. For fitness enthusiasts, there are numerous gyms and indoor sports facilities, as well as the Warrender Swim Centre just a five minute walk away. Marchmont has excellent public transport links with regular bus services and convenient access to the City of Edinburgh Bypass, Edinburgh International Airport, and the M8/M9 motorway network. For greener travel across the city, there are many cycle and walking paths. The property falls within the catchment area for the highly regarded James Gillespie's Primary and High Schools, plus, it is well placed for some of the capital's most prestigious independent schools.

EXTRAS

The blinds and curtains (excluding those in the living room and bedroom 1), fitted flooring, white goods and bedroom 2 wardrobe are included in the sale price. The light fittings throughout and single shelves in the bedrooms are NOT included but may be available subject to separate negotiation. The large mirror in bed 2 is excluded.





FIRST FLOOR

119 (1F1) WARRENDER PARK ROAD, MARCHMONT, EDINBURGH, EH9 1EN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,183 SQ FT / 110 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.