










Offers Over

**£540,000**

## 28 Arden Street

Marchmont | Edinburgh | EH9 1BW

This superb, generously proportioned main door flat is situated on a quiet street in the highly sought-after Marchmont area adjacent to the picturesque open space of The Meadows, with excellent amenities and transport links on hand. The property, offering a wonderful blend of timeless features and comfortable living is a must see and will appeal to a wide range of buyers.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private front garden & delightful communal rear garden
-  Permit/metered parking
-  EPC Rating – D
-  Council Tax Band - E



virtually staged by HOMELI

## Description

Forming part of a traditional sandstone tenement and extending to over 1,200 sq. ft., this characterful and charming flat retains many original features, including fireplaces, decorative cornice work, stripped wood floors, high ceilings, Edinburgh Presses, and working shutters to name but a few. The property further benefits from a private front garden and direct access to a tranquil and well-kept communal rear garden.

The entrance vestibule leads to a welcoming, spacious hallway with plenty of storage and ample space for furniture, with all principal rooms leading off. At the front, the bright and elegant bay-windowed reception room features a period fireplace with an electric fire, decorative corning, and an original display press. A versatile cupboard off the lounge provides additional storage or can be used as a small study.

To the rear, a beautifully appointed dining room with its charming fireplace, working shutters and adjoining pantry is perfect for entertaining friends and family. The well-equipped kitchen, accessed from the dining room, features Amtico flooring, a range of fitted wall and base units, a built-in Bosch gas hob, electric oven, cooker hood, integrated Siemens dishwasher, and washing machine. A window overlooks the peaceful communal garden, with a door offering direct access to the patio and lawn.

The property includes two bright and spacious double bedrooms, along with a practical boxroom/home office, ideal for remote working. Completing the accommodation is a stylish bathroom fitted with a three-piece suite, shower over bath, Amtico flooring, and built-in storage.

Additional features include timber sash-and-case double-glazed windows throughout and a gas central-heating system with a combi boiler.

*This property has been subject to partial virtual staging to show the furniture in the lounge and study/box room. It should be noted that these rooms are currently empty as per the "before" images which have also been uploaded for perusal.*





## Extras

All the fitted floor coverings and fixed light fittings shall be included in the sale together with the built-in gas hob, electric oven, hood, integrated dishwasher and free standing washing machine.

## Gardens and parking

There is a private garden located to the front of the property with mature plants and shrubs with central path leading to the front door. To the rear is a delightful, tranquil communal garden, offering a well maintained space with patio, lawn and pretty borders. Permit and metered parking is available within the street and surrounding areas.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

Arden Street is a fine residential street of handsome Victorian sandstone tenements in the heart of ever-popular Marchmont, just to the south of Edinburgh city centre. Adjacent to the beautiful open spaces of The Meadows and bordered by Morningside, Bruntsfield and Newington, the convenience of location and high level of local amenities have made it one of the city's most sought after neighbourhoods.

Marchmont has an excellent selection of specialty shops including fishmonger, grocers, hairdresser, florist and convenience stores. There are cafes, bars and restaurants in Marchmont and the neighbouring areas, all within comfortable walking distance. Recreational facilities in the area abound with The Meadows and Bruntsfield Links, Warrender Swim Centre and gym and a choice of cinemas and theatres close by.

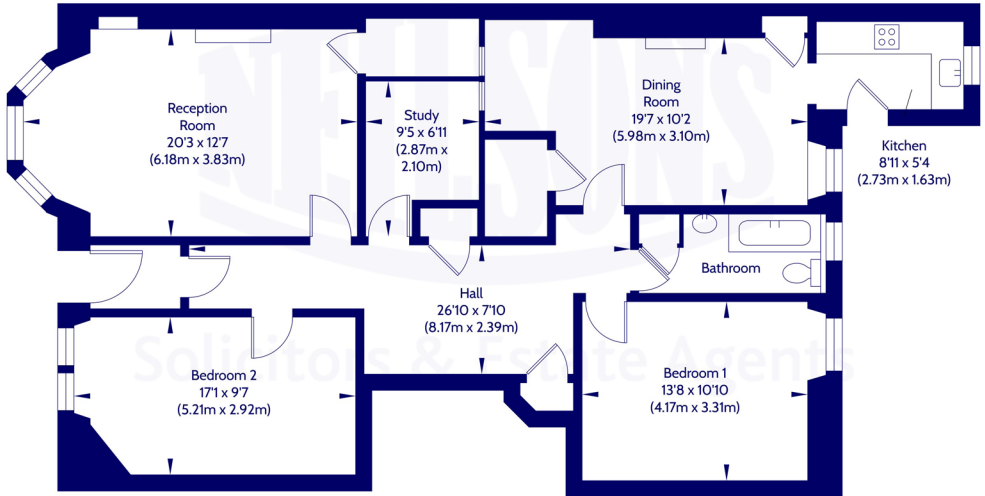
Top-rated schooling is provided from nursery to secondary level with Edinburgh University also close by. Regular local bus services provide swift access in and around the city and by car, the bypass and trunk roads to the south are within easy reach.





Approx. Gross Internal Floor Area 113.2 Sq M / 1218 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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