



94 (1F2) Warrender Park Road
Marchmont, Edinburgh, EH9 1ET



VMH ESTATE AGENTS



Superb & generously proportioned first floor flat forming part of a Victorian tenement

- Sitting room with bay window
- Spacious kitchen/dining room
- 2 double bedrooms
- Boxroom/study
- Bathroom
- Variety of amenities close by
- Desirable residential area
- Shared rear garden
- Permit parking
- Gas central heating

Offers Over: £440,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

About the Property

Located in the highly sought after residential area of Marchmont, this impressive first floor flat forms part of a Victorian tenement. The property lies within walking distance of the lovely open green spaces of The Meadows and a variety of local amenities.

The interior of the property is bright and generously proportioned throughout and is complemented by charming period features such as stripped and varnished floorboards, decorative cornicing and an attractive fireplace in the Sitting Room.

Extras

All fitted floor coverings, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer, slimline dishwasher and washing machine are included in the sale price.



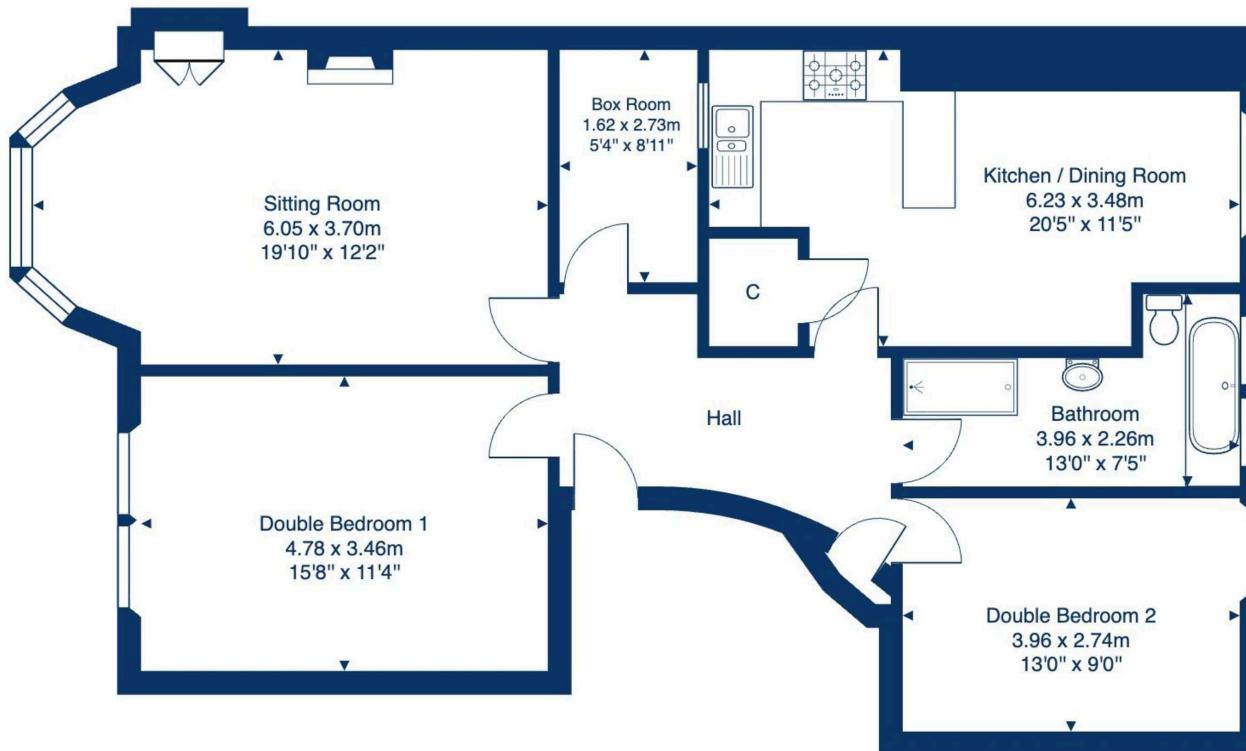


Location

Marchmont is a highly sought-after area, situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, along with a number of coffee shops, bars and restaurants. It is a short walk from the Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill and at Hermitage of Braid. Access to the city centre is easy both on foot and by bus. Excellent schooling is represented in both the state and private sector.



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First Floor

Total Area: 92.5 m² ... 996 ft²

All measurements are approximate and for display purposes only.



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