

COULTERS[©]

76/1 WARRENDER PARK ROAD

MARCHMONT, EDINBURGH, EH9 1EX

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Marchmont is one of Edinburgh's most popular residential area, offering impressively proportioned Victorian stone built properties bursting with character and period features. This superbly situated, spacious and well-presented first floor flat is no exception, offering charming and engaging spaces. The home has flexible accommodation and can be used as either a 3-bedroom flat (for which the previous owners had an HMO licence – now lapsed), or a generous 2-bedroom flat. It has been much loved and enjoyed by the same family since 2004 but is now ready for its next exciting period of ownership.

KEY FEATURES



Spacious, well presented first floor flat offering flexible accommodation.



Two or three double bedrooms depending on requirements.



Large south east facing shared garden and a private store.



Residents' on street permit holder parking.



Located in the heart of Edinburgh's much loved area of Marchmont.



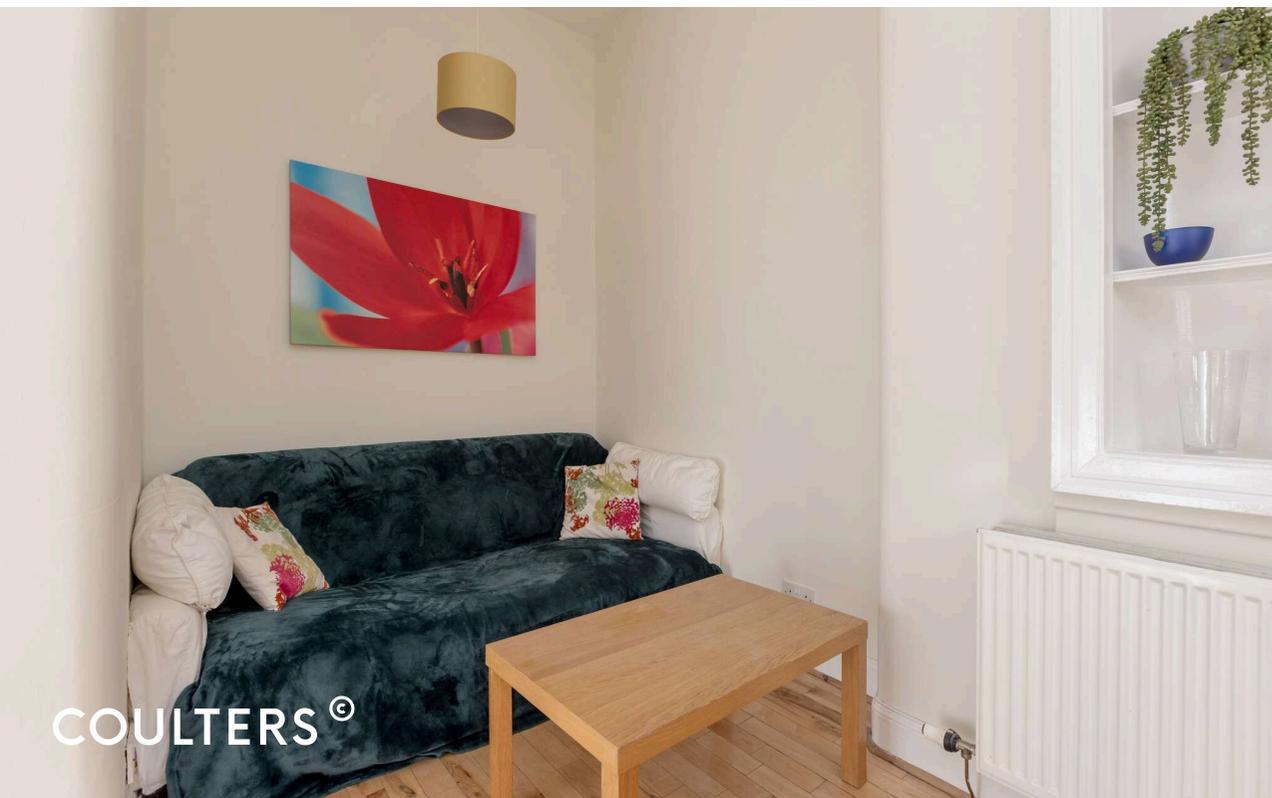
An ideal home or investment opportunity (HMO licence formerly obtained for 3 bedrooms).



EPC Rating - C



Council Tax Band - E





Accessed by way of an attractive shared entrance with original tiling, the front door opens onto a beautiful hall with elegant wood flooring underfoot and two storage cupboards. There is a spacious living room / kitchen to the rear, flooded with morning sunshine (in good weather) from its south facing aspect. Extensive wall and base mounted cabinetry with ample worktop space incorporate a gas hob, electric oven, extractor hood, washing machine, fridge, freezer and dishwasher. A comfortable living area is also located here along with an ever practical pantry cupboard.

Double bedroom one is an impressive, generously proportioned, bay windowed room with a fine cornice and picture rail overhead, whilst the beautiful wood flooring continues here. A fireplace and press cupboard create attractive focal points.

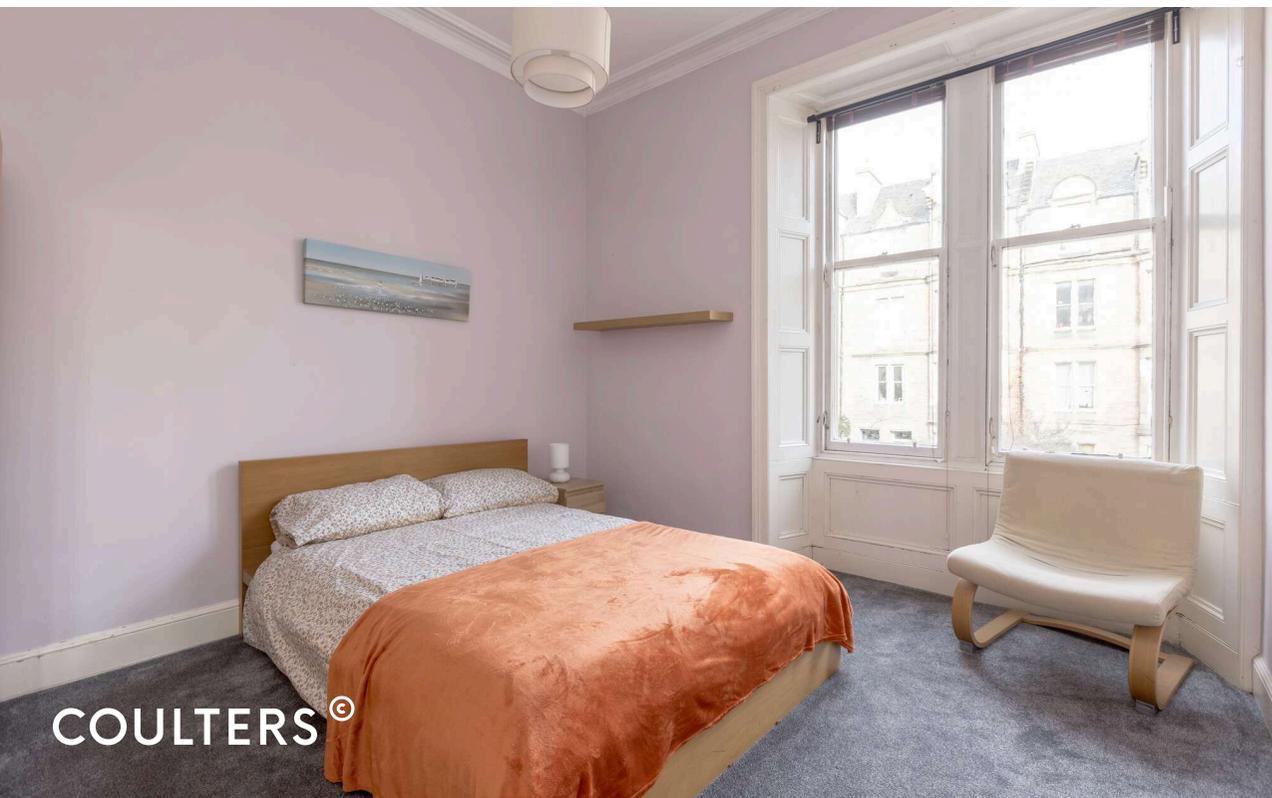




MORE INFORMATION

There are two further good -sized double bedrooms, both with outlooks to Warrender Park Road. A characterful bathroom with lovely blue panelling and a white suite completes the internal accommodation, offering a bath with a mains powered shower over, wash hand basin and WC. Heating and hot water are provided by gas central heating (new boiler 2024).

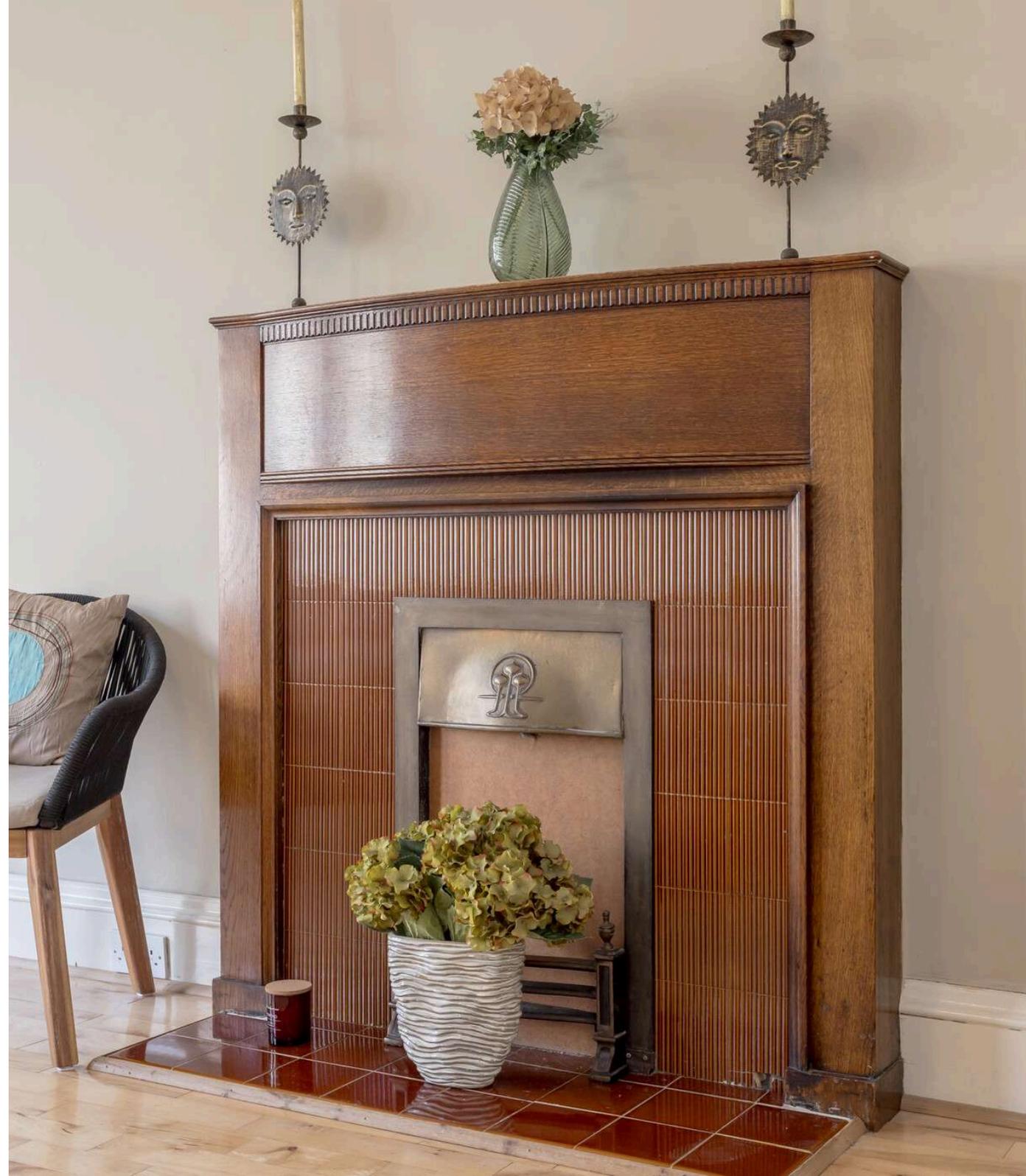
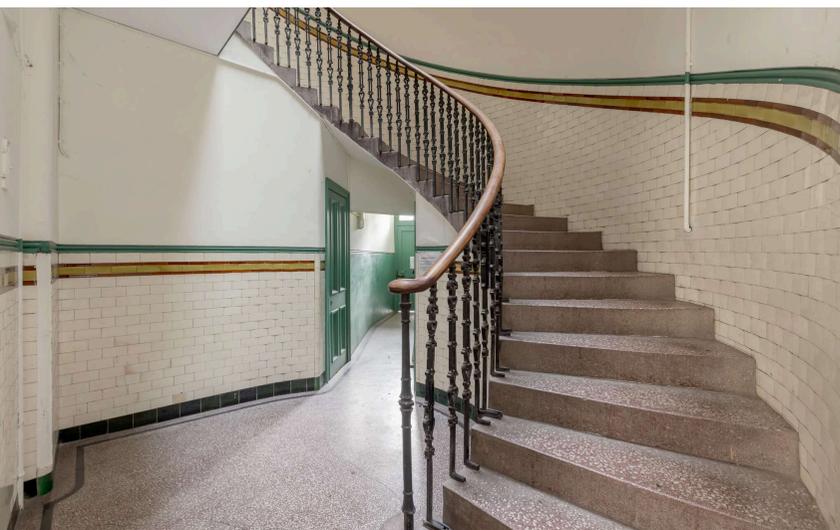
Externally there is a south facing shared garden to the rear of the property, mainly laid with lawn. There is also a separate store belonging to this property in the communal hall. Residents' permit holder parking is available on the street outside.



EXTRAS

All light fittings, fitted flooring, and integrated appliances are included in the sale price.

Some additional items of furniture are available by separate negotiation.







THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques.

Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house.

For everyday shopping, there is a conveniently located Margiotta across the road, along with a Sainsburys, local fishmonger and greengrocer nearby. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.



The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Quin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance.

While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

Warrender Park Road,
Edinburgh, EH9 1EX



Approx. Gross Internal Area
1024 Sq Ft - 95.13 Sq M
External Storage
Approx. Gross Internal Area
12 Sq Ft - 1.11 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.