

38 ARDEN STREET

Marchmont, Edinburgh, EH9 1BW



PROPERTY NAME

38 Arden Street

LOCATION

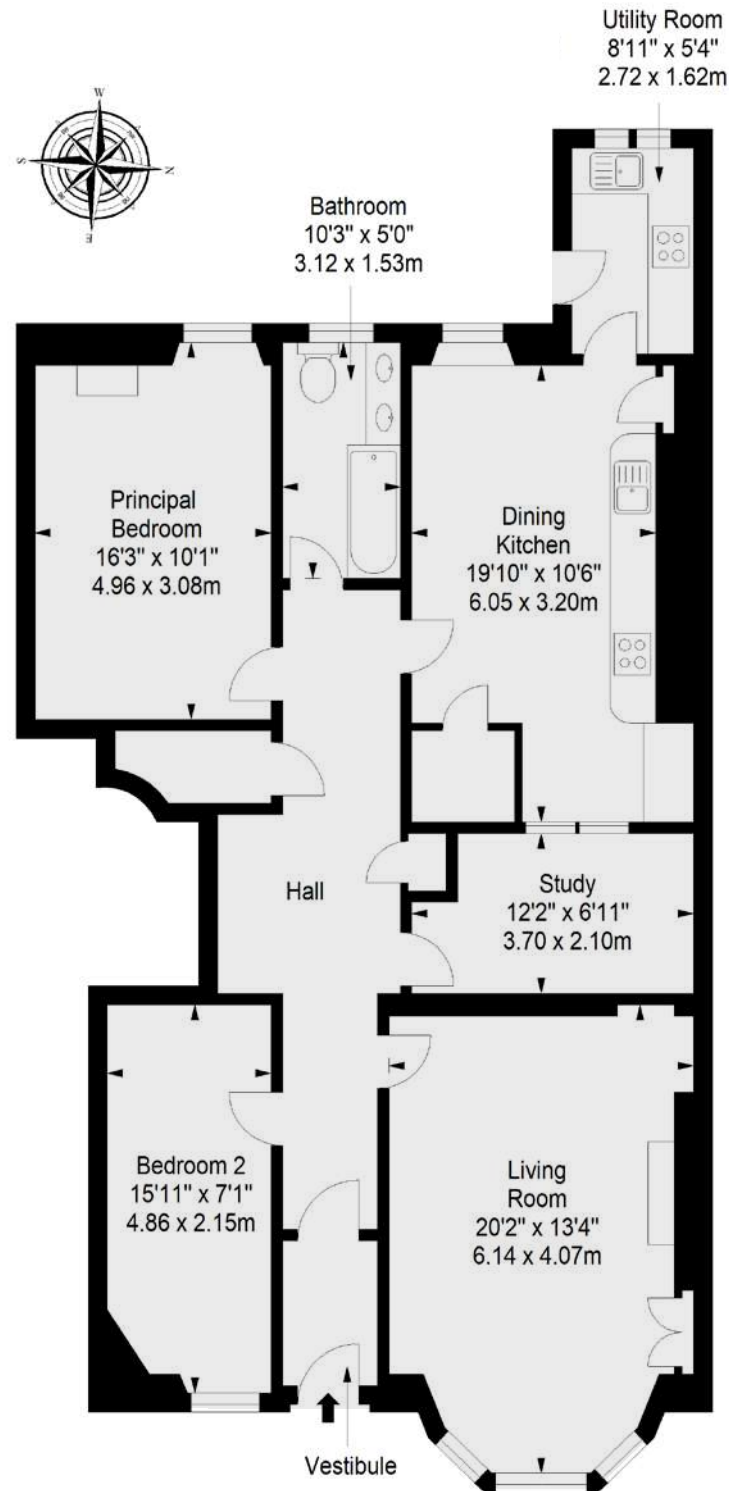
Edinburgh, EH9 1BW

APPROXIMATE TOTAL AREA:

108.9 sq. metres (1172.2 sq. feet)

● GROUND-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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Marchmont is among the most vibrant and sought-after areas of Edinburgh, with a variety of lovely period properties, a wealth of green spaces, and outstanding retailers






38 ARDEN
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WELCOME TO

38 Arden Street



This two-bedroom (plus study) main-door garden flat forms part of a traditional period building located in the Marchmont conservation area – a fashionable part of the capital popular with city professionals, families, and downsizers alike. It is set within easy reach of The Meadows, as well as highly-regarded schools, superb amenities, and frequent bus links. It is also within brisk walking distance of the heart of the city centre. The property itself boasts large rooms and stylish interior design, with Farrow and Ball decoration and wooden floorboards predominantly throughout. It is finished with a keen eye for detail and to a high specification, incorporating well-retained period features for added charm. It also has well-kept private gardens and access to controlled permit parking. This property is an outstanding city residence that will be in huge demand.

GENERAL FEATURES

- An exceptional ground-floor garden flat
- Part of a traditional period building
- In the Marchmont conservation area
- Generous-sized rooms with high ceilings
- Stylish interior design and period features
- EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

- Private main-door entrance
- Traditional vestibule and hall with storage
- Large living room with an open fireplace
- Premium, Shaker-inspired dining kitchen
- Utility room with rear garden access
- Two double bedrooms and a study
- Quality bathroom with four-piece suite

EXTERIOR FEATURES

- Private gardens to the front and rear
- Controlled permit parking (Zone S1)

A CHARACTERFUL



introduction with period charm

Introducing a traditional main-door garden flat in highly sought-after Marchmont, offering all the benefits of period architecture – the generous rooms with ten-and-a-half foot ceilings and impeccable original cornicing – alongside sympathetic modern interiors (completed to exceptional standards) and two private gardens.

Nestled behind a private front garden, the home's main door opens into a vestibule brimming with traditional character. From here, a door to the hall – inset with artistic stained glass – adds to the welcome, continuing the wonderful first impression. The hall features elegant interior design, textured by a picture rail, as well as a dado rail and chic skirting board mouldings. It has built-in storage and space for freestanding furniture, whilst four-panel wooden doors lead to the main accommodation.

A grand living room with a wealth of PERIOD FEATURES

With highly ornate frieze cornicing set above a picture rail, the living room immediately catches the eye. Adorned with a wealth of period details, it features a sweeping bay with original sash timber windows to the front. It has an expansive footprint laid with wooden floorboards, providing ample space for a variety of furnishings and design layouts. The room is framed by a handsome (and fully functional) open fireplace complimented by a period, glass fronted, built-in display cabinet.





THE DINING KITCHEN



Stylish, sophisticated, and spacious

Enjoying equally spacious dimensions, the dining kitchen easily accommodates a large table and chairs, ensuring the perfect setup for lively dinner parties. It has a sophisticated style in a Shaker-inspired design, equipped with modern cabinets and luxury quartz worktops. The on-trend aesthetic is further enhanced by colourful mosaic tile splashbacks and integrated appliances for a streamlined finish. There is a walk-in larder with substantial built-in storage. The adjacent utility room is equipped with a second hand basin and an additional gas hob, providing further kitchen workspace and access to the rear garden.





TWO DOUBLE BEDROOMS

and a study

The two double bedrooms are set at different ends of the home, the principal room facing the rear garden and the second bedroom to the front. The principal bedroom has a generous footprint to accommodate an excellent selection of bedside furnishings. It enjoys sunny yellow décor and white detailing, split by a picture rail. A working open fireplace brings additional charm to the room, whilst original wooden floorboards complete the inspired aesthetic. The second bedroom has a similar look, but with light blue decoration. Currently arranged as a relaxed music and family room, it provides owners with fantastic flexibility. In addition, there is a study, finished in olive tones, providing another versatile space to suit your needs and requirements.



In the principal bedroom a period feature fireplace brings additional decoration to the room, whilst stripped wooden floorboards complete the inspired aesthetic



THE BATHROOM

Attractive styling & a four-piece suite



The bathroom has an attractive combination of tongue-and-groove panelling and taupe metro wall tiles, set against a neutral backdrop. It features a quality four-piece suite, with twin wash basins set above storage, a large backlit mirror, a porcelain toilet, and an original inbuilt cast iron bath with high specification Victorian-style reproduction faucets and taps, plus a modern handheld and overhead/rainfall shower.





GARDENS AND PARKING

Two private gardens

Flanked by well-kept gardens, this city home provides lovely outdoor spaces for summer enjoyment. Elegant period ironwork fencing encloses the charming front garden, which is set with well established roses, peonies, and other flowering plants. The fully enclosed rear garden has a stretch of lawn framed by mature shrubs and trees – perfect for relaxing in the sun. Both gardens feature stylish, modern external lighting. Conveniently, controlled permit parking is also available (Zone S1) – an essential feature in the city centre.

Extras: all light fittings (except the living room chandelier), and integrated kitchen appliances (induction hob, double oven with microwave, dishwasher, and fridge/ freezer) to be included in the sale. Please note: no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.






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MARCHMONT



A vibrant and sought-after city area

Marchmont is among the most vibrant and sought-after areas of Edinburgh, with a variety of lovely period properties, a wealth of green spaces, and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes, and a soft play.



Warrender Swim Centre (newly refurbished) is within strolling distance. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



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