



68 Warrender Park Road,
Marchmont, Edinburgh, EH9 1EX

CALL US ON 0131 447 4747



68 Warrender Park Road, **GILLESPIE MACANDREW** Marchmont, Edinburgh, EH9 1EX

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with original tiled flooring.
- Reception hall with excellent storage.
- Attractive bay-windowed living room with feature fireplace.
- Box room used as a home office.
- Dining room with feature fireplace & larder storage cupboard.
- Door providing access to patio & communal garden areas.
- Modern fitted kitchen with appliances.
- Generously proportioned double bedroom.
- Single bedroom.
- Bathroom with shower.
- Gas central heating.
- Partial double-glazing.
- Original features.
- Solid wood floorings.
- Private garden to front.
- Patio & child friendly communal gardens to rear.
- Permit & metered parking.

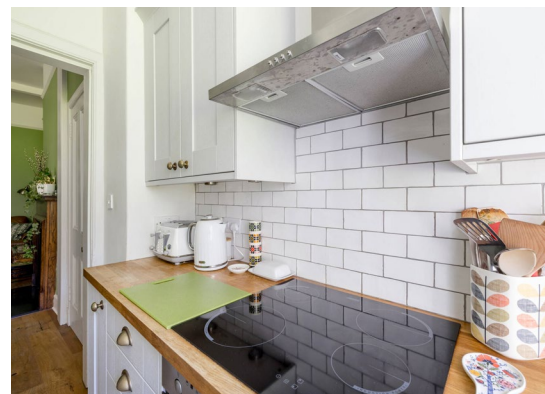
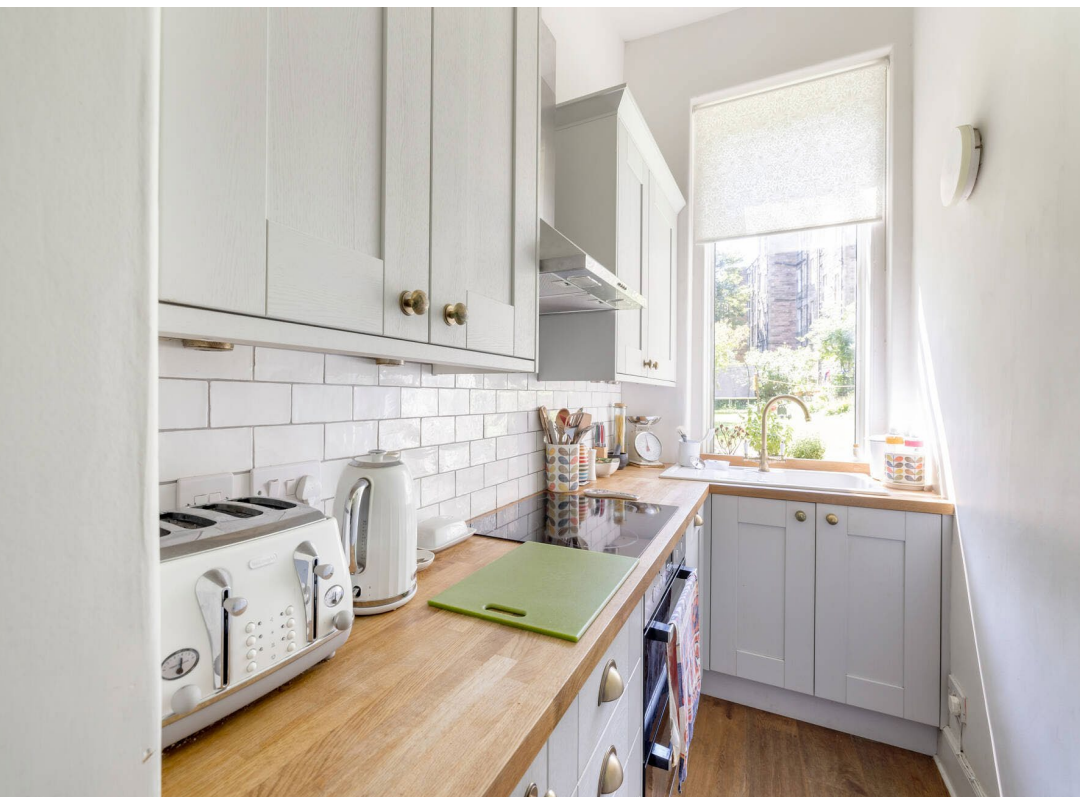


GENERAL DESCRIPTION

A superb main door flat situated within the prestigious Marchmont district of the City, within walking distance of Bruntsfield Links, The Meadows and Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would be suitable for a wide range of buyers including a professional person/couple, or perhaps somebody downsizing who wants to stay within the area.





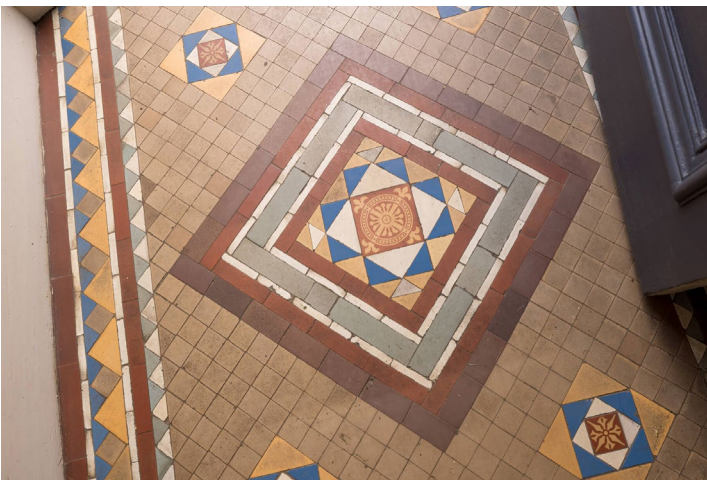


LOCATION

Marchmont is a sought after residential area, which lies to the south of the city centre. It offers a wide variety of local amenities including speciality shops and fashionable eateries. Further amenities can be found at Newington, Morningside and Bruntsfield, all locations being easily accessible. Leisure facilities are excellent and include Warrender Swim Centre, and the Meadows and Bruntsfield Links where facilities include a children's playground, tennis courts, a bowling green, pitch, and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. 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. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS:

ALL WINDOW BLINDS, CURTAINS AND POLES, SOME LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD & DISHWASHER. THE BESPOKE, HANDMADE BOOKCASES IN THE LIVING ROOM AND THE METAL BIKE SHED IN THE FRONT GARDEN WILL BE INCLUDED IN THE SALE PRICE.



COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 1.6 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
	APPROXIMATELY 1.3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

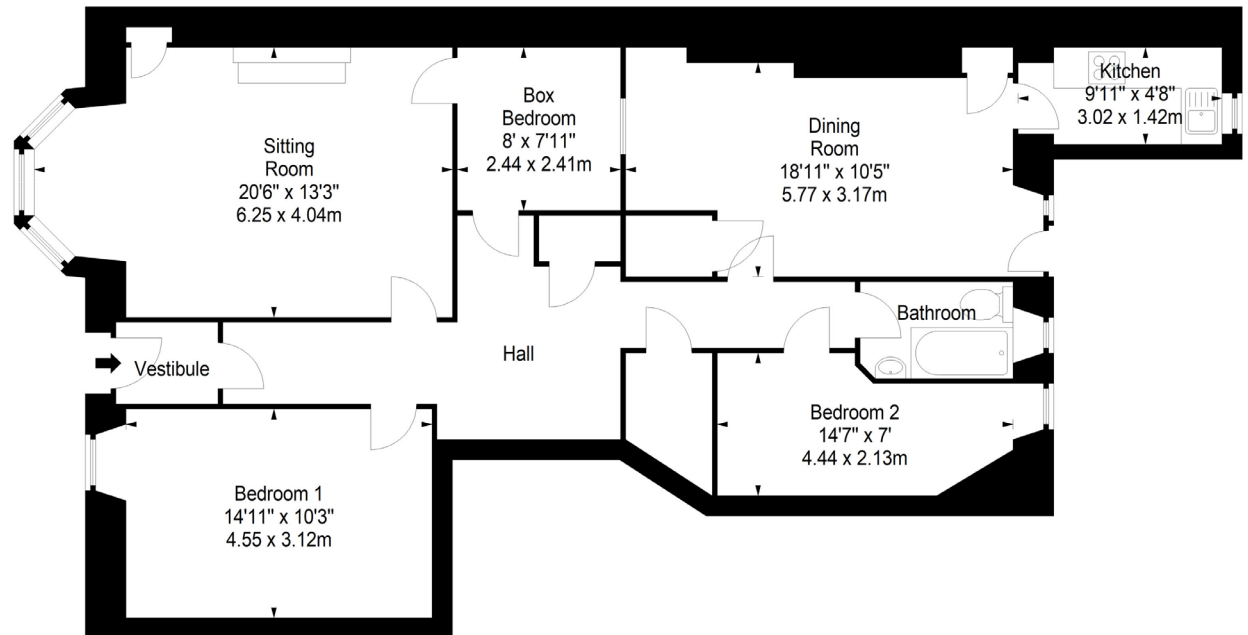


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Warrender Park Road,
Edinburgh, EH9 1EX**



Approx. Gross Internal Area
1108 Sq Ft - 102.93 Sq M
For identification only. Not to scale.
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Ground Level

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.