



94 1F1, Warrender Park Road
Marchmont, EH9 1ET

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



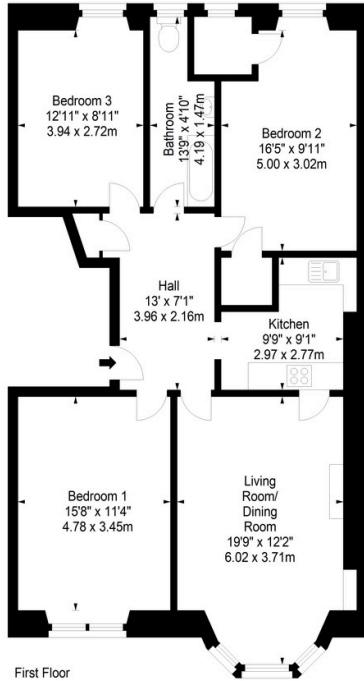
Forming part of a traditional tenement this first floor flat is situated in the highly sought-after area of Marchmont, south of Edinburgh city centre. The property is close to a wide range of local amenities including shops, bars, restaurants and cafes and lovely outdoor space at The Meadows and Blackford Hill. The accommodation comprises; a welcoming hallway, spacious, bay-windowed living room, separate kitchen, three good-sized double bedrooms and bathroom with shower over bath. Externally, there is a well-maintained, shared garden to the rear and on-street permit parking is available in the area. The property has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, light shades and all furniture belonging to the owner. Other items may be available by separate negotiation. All included appliances are sold as seen with no warranty provided. The property is being sold subject to existing tenancy agreement. The property previously benefited from a HMO licence and an application for a 3-year continuation of the existing licence has been lodged with the local authority.



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Approx. Gross Internal Area
1005 Sq Ft - 93.36 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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