



**2A Warrender Park Crescent,
Marchmont, Edinburgh, EH9 1DX**

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SIMPSON & MARWICK

simpsonmarwick.com

2A Warrender Park Crescent

Marchmont, Edinburgh, EH9 1DX

Superb & extremely spacious 4 bedroom main door garden flat located in the highly sought after residential area of Marchmont

- Sitting room with bay window
- Kitchen/dining room leading to garden
- Spacious dining hall
- 3 large double bedrooms
- Bedroom 4 & study
- Stylish bathroom & separate wet room
- Front patio & south-facing rear garden
- Charming features
- Permit Parking
- Gas central heating & double glazing



DESCRIPTION

Forming part of a traditional Victorian building, 2A Warrender Park Crescent is an impressive 4 bedroom main door garden flat situated in the highly desirable residential area of Marchmont. The property lies within easy walking distance of a wide variety of local amenities, the delightful Meadows, Bruntsfield Links and the City Centre. A particular benefit is the delightful south-facing private rear garden and private patio to the front.

The tastefully presented and generously proportioned accommodation is complemented by charming period features including stripped and varnished floorboards, working shutters and attractive marble fireplaces. Some other notable selling points are underfloor heating in the bathroom, shower room and kitchen/dining room, Smart heating system with individual room control, double-glazed sash and case windows and fully re-wired throughout.

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, Hermitage of Braid and in the Pentland Hills. Access to the city centre is easy both on foot and by bus. Excellent schooling is represented in both the state and private sector. The property lies within the catchment area for James Gillespies Primary and Secondary Schools.

FIXTURES AND FITTINGS

All fitted floor coverings, fitted carpets, blinds, light fittings, hob, oven, extractor hood, dishwasher and washing machine are included in the sale price.

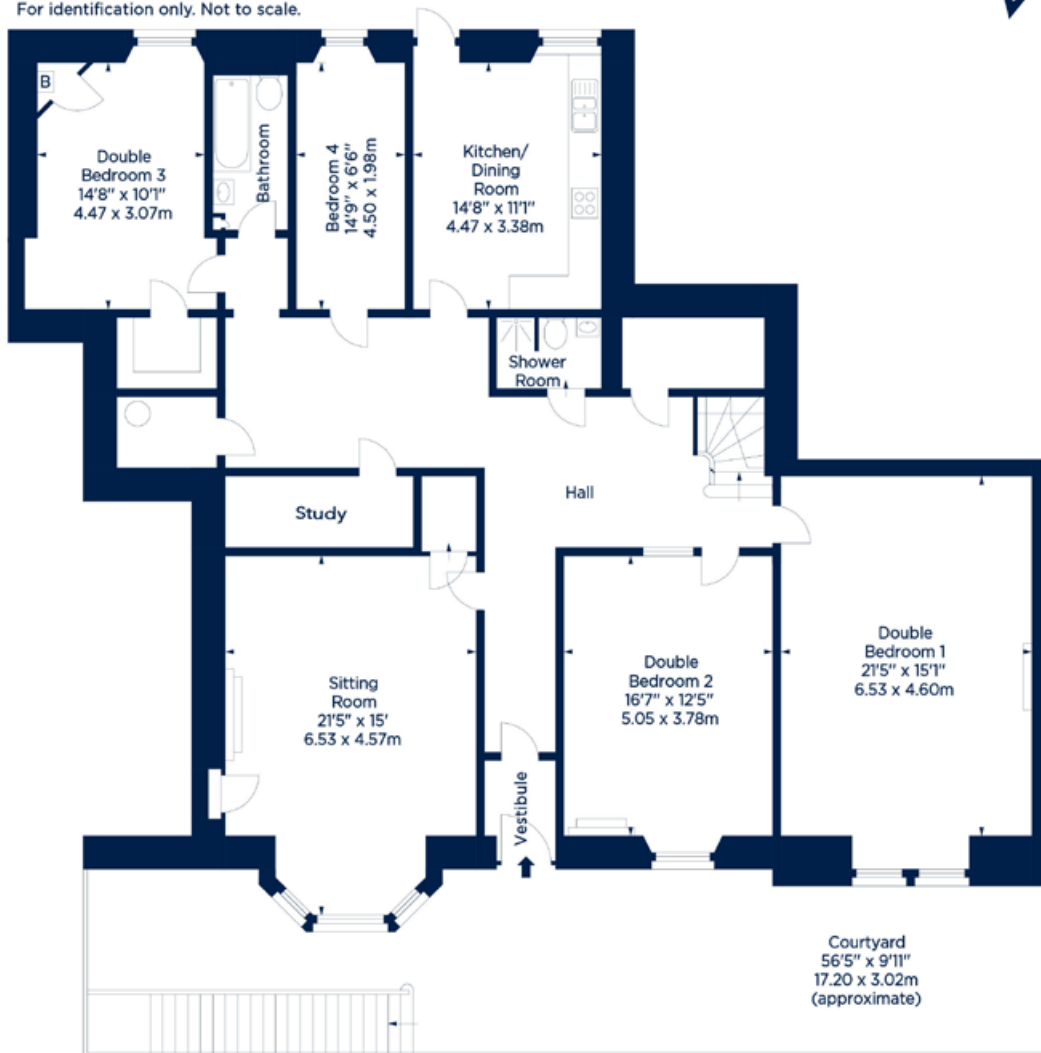
VIEWING DETAILS

By appointment telephone Agent 0131 581 5700.





Approx. Gross Internal Area
1990 Sq Ft - 184.87 Sq M
For identification only. Not to scale.



Lower Ground Floor

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.