

## 49/6 Arden Street Edinburgh EH9 1BS

### Offers Over £450,000

- Bay window living/dining room featuring ornate cornice and centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Three double bedrooms with master featuring en-suite
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Well kept communal garden
- On-street permit parking

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



## Flat

Blair Cadell is thrilled to present this beautifully appointed top-floor flat in the highly sought-after area of Marchmont. Boasting three spacious double bedrooms and exceptional living space, this property is perfect for a variety of buyers. Early viewing is highly recommended.

The accommodation features a stunning bay-windowed living/dining room adorned with ornate cornicing, a central rose, and a decorative fireplace—an ideal space for relaxing or entertaining guests. The well-equipped kitchen offers a range of wall and floor-mounted units, a gas hob, electric oven, and included appliances. Each of the three generously sized double bedrooms provides comfort, with two featuring decorative fireplace and the master bedroom showcasing a newly fitted en-suite, complete with a two-piece suite and a luxurious walk-in rainwater shower. The additional shower room, also newly fitted, mirrors the elegance of the en-suite with a walk-in rainwater shower and a sleek two-piece suite. The property benefits from gas central heating and double glazing throughout, ensuring energy efficiency. Communal gardens to the rear are well-maintained, and on-street permit parking is readily available. \*No warranties provided for systems or appliances\*

Marchmont offers an ideal location just south of Edinburgh's city centre and in proximity to both Edinburgh and Napier Universities. Excellent public transport links are nearby, providing quick access to the city's shopping and entertainment hubs. The area exudes a charming village atmosphere, with a variety of independent shops, perfect for a leisurely Sunday stroll. Additional amenities in Newington, Tollcross, and Bruntsfield provide a wealth of dining and shopping options. Nearby recreational spots include The Meadows, with its seasonal pitch-and-putt, Bruntsfield Links, Warrender Baths, and The Royal Commonwealth Pool, as well as a wide array of cafes, bars, and restaurants—all within walking distance.

**Viewing by appointment on 0131 337 1800**

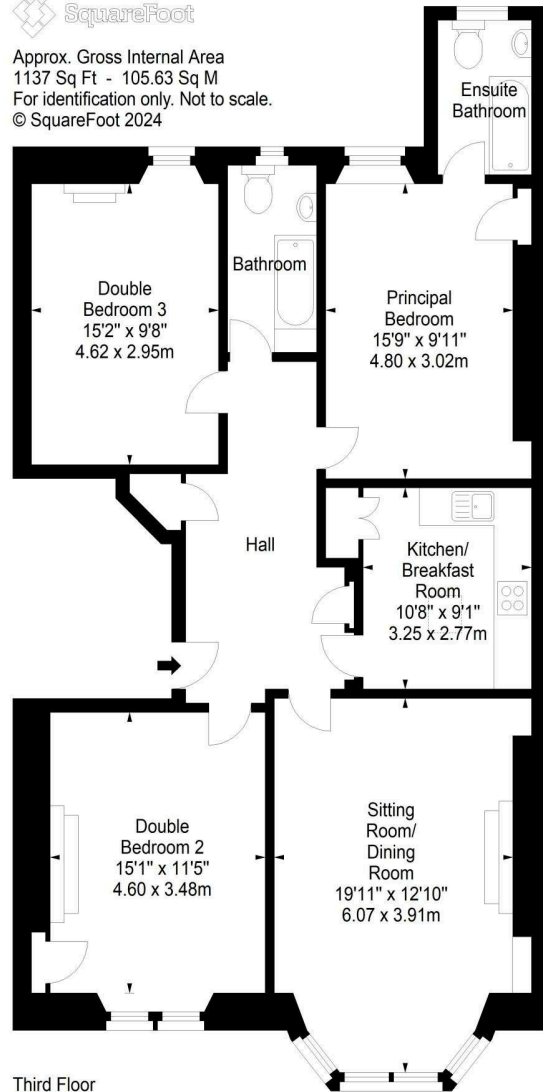




Arden Street,  
Edinburgh,  
EH9 1BS



Approx. Gross Internal Area  
1137 Sq Ft - 105.63 Sq M  
For identification only. Not to scale.  
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