



Solicitors & Estate Agents



Offers Over

£395,000

36 Arden Street

Marchmont | Edinburgh | EH9 1BW

An excellent opportunity has arisen to purchase this ground floor main door flat, forming part of a traditional tenement situated in the desirable residential district of Marchmont. Close to local amenities, transport links and the open spaces of the Meadows, the property offers well proportioned accommodation with period features, and has the great added benefit of private gardens to the front and rear.

-  1 bedroom plus boxroom
-  2 public rooms
-  1 bathroom
-  Private front and rear gardens
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - E



Description

Accessed via a private front door, the accommodation briefly comprises; entrance vestibule and hallway with storage, bright and airy bay windowed lounge with a gas fire and fireplace, display unit and decorative cornice, dining kitchen with a range of wall and base units with wooden worktops and a gas stove, handy utility room with a door to the garden, double bedroom, useful good size boxroom which would make an ideal home office, and a bathroom with a white suite, overhead rainfall shower over the bath plus hand held shower, and heated towel rail. The property further benefits from gas central heating.



Extras

All fixtures and fittings throughout will be included in the sale along with the gas hob and electric oven, washing machine, integrated fridge/freezer and dishwasher, and garden shed.

Gardens & Parking

A neat, gated front garden welcomes you to the property, and to the rear is a fully enclosed rear garden, with a lawn and patio area, offering a great space for relaxing and dining in the warmer months.

There is permit/meter parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

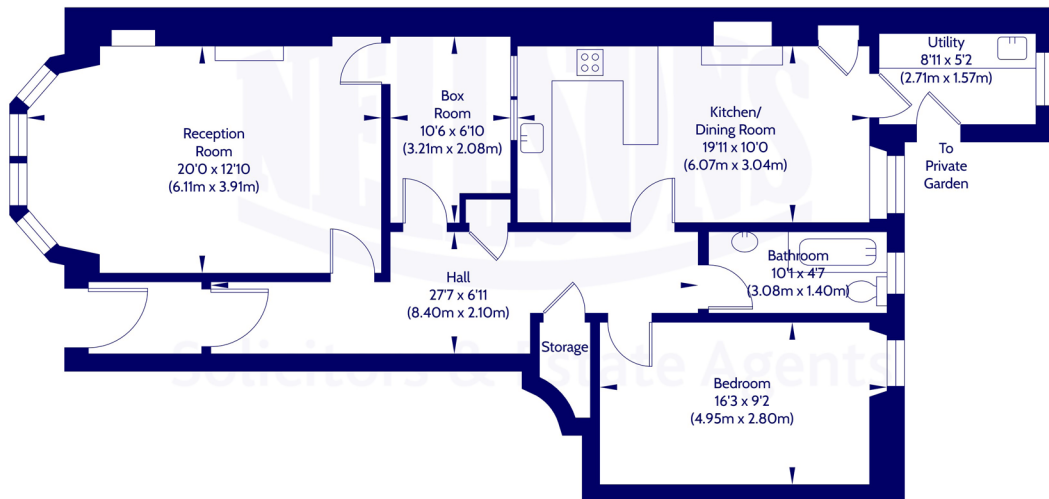
The property forms part of the desirable Marchmont district, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 92.84 Sq M / 999 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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