










Offers Over

£515,000

55/2 Arden Street

Marchmont | Edinburgh | EH9 1BT

Neilsons are delighted to present to market this first floor 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 and is sure to have a wide appeal, with viewing being highly recommended.

-  3 bedrooms plus boxroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - E



Description

The accommodation which is accessed by a secure entryphone system briefly comprises; entrance hallway with storage, bright and airy bay windowed lounge with decorative cornice and a gas fire and fireplace, dining kitchen with a range of wall and base units with co-ordinated worktops, subway style splashback tiling , a pantry cupboard and a utility room off, two double bedrooms and a single bedroom, all with feature fireplaces, useful boxroom which would make an ideal home office, and a bathroom with a white suite and overhead rainfall shower over the bath. The property further benefits from gas central heating.



Extras

Included in the sale will be the induction hob and electric oven, washing machine and fridge/freezer.

Gardens & Parking

There is a well maintained communal garden to the rear of the building, and permit/meter parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





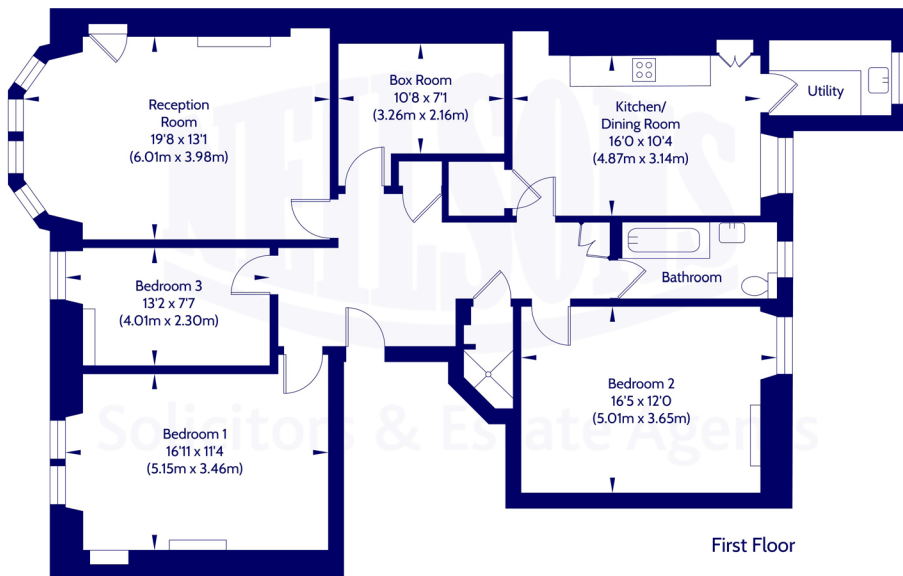
Location

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 in a desirable school catchment area and 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 122.54 Sq M / 1319 Sq Ft.



First 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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