



21 3f2, Warrender Park Terrace, Edinburgh, EH9 1EF

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Welcome to Warrender Park Terrace, a spacious three bedroom third floor property with two public rooms offering bright and spacious accommodation, boasting wonderful views to Edinburgh Castle. The property forms part of a traditional tenement building ideally located in the popular Marchmont area of Edinburgh close to many local amenities and highly regarded schooling, swift and easy access to the city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Living room front facing with a bay window, delightful views to Edinburgh Castle.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Front facing double bedroom offering spectacular views of the Castle.
- Double bedroom rear facing.
- Third double bedroom rear facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Sash and case windows.
- Shared drying green to the rear.
- Permit and metered parking available.



Location

Marchmont is a leafy residential area south of Edinburgh's City Centre. Overlooking Bruntsfield Links and moments from The Meadows, the property enjoys access to peaceful walks and cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Margiotta grocery store, along with the renowned Victor Hugo Deli, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

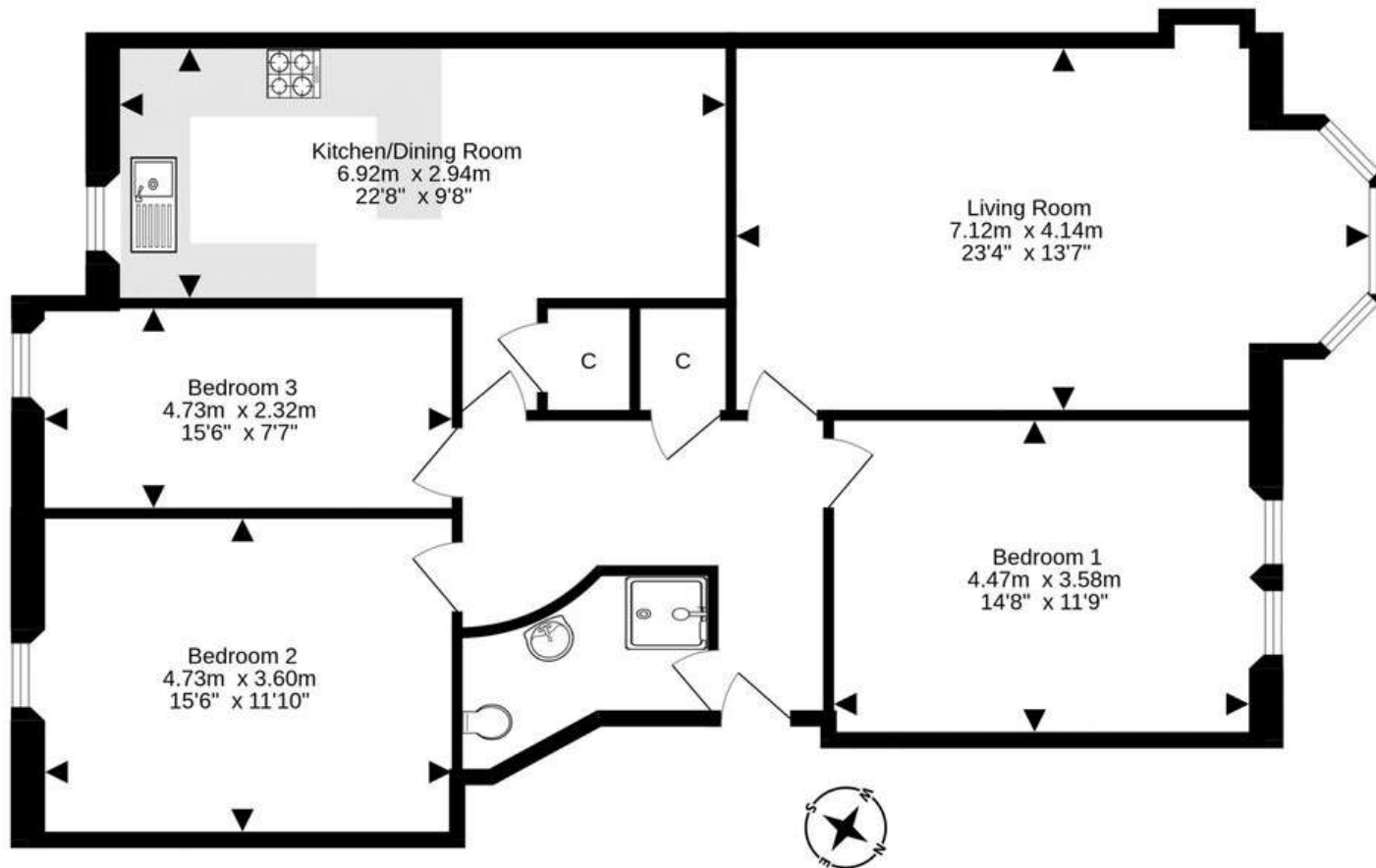
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

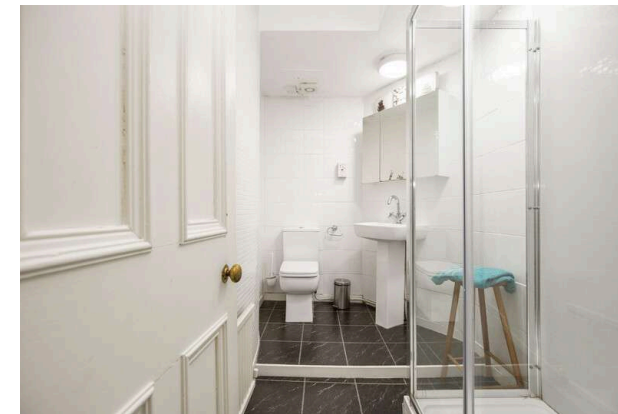
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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