



61/1 Warrender Park Road  
EDINBURGH, MIDLOTHIAN, EH9 1ES

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](http://parissteele.com)

A period apartment with generous proportions, south facing sitting room and scope to upgrade.



## PROPERTY DESCRIPTION

With fine period details, a generous layout, front and rear gardens, and plentiful natural light, this three-bedroom B-listed main-door apartment nestled in Edinburgh's highly desirable Marchmont, offers buyers an enviable opportunity.

Finished in warm natural hues the inviting carpeted entrance hall takes you to a spacious sitting room enjoying a delightful south-facing aspect through bay windows. Flooded with natural light it showcases an elegant décor that includes intricate cornicing, an Edinburgh press, working shutters and a feature fireplace. From here you move into a compact yet well-laid-out modern kitchen boasting white wall and floor units, complementary worktops, and an integrated gas hob, oven, and extractor hood. Adorned with an original fireplace, the principal double bedroom is peacefully situated to the rear and benefits from an en-suite bathroom complete with a washbasin and WC. Two further carpeted double bedrooms, one to the front and the other to the rear, are light-filled

and have a feature fireplace at the centre. They share access to a well-appointed shower room featuring a washbasin and WC.

Completing the property is a sizeable room accessed from the lower communal stair. With a full-sized window to the rear garden, it offers much potential. There is also a separate store room.

Externally, there is a private south-facing front garden and a shared rear garden mainly consisting of a drying green.

There is ample on-street permit parking.

## FIXTURES & FITTINGS

Sold as seen.



## PROPERTY FEATURES

- Three-bedroom Category B-listed main door apartment
- Fine period details
- South-facing bay windowed sitting room
- Compact modern kitchen
- Principal double bedroom with ensuite bathroom
- Two double bedrooms with feature fireplaces
- Shower room
- Private south-facing front garden and shared rear garden
- On-street permit parking
- Single glazing
- Gas Central Heating
- EPC D
- Council tax band E

## EDINBURGH

Within walking distance of the scenic Meadows and Bruntsfield Links as well as Edinburgh city centre, Warrender Park Road occupies a fantastic position.

Minutes away, Bruntsfield Place boasts an array of fashionable bars, renowned restaurants, and independent retailers whilst nearby Morningside offers further choices along with a Marks and Spencer Food Hall, Tesco Express, and Waitrose.

Along with days spent outside enjoying walks, cycles, tennis and pitch and putt at the Meadows and Bruntsfield Links, Fountain Park with a gym, cinema and casual dining choices is within easy reach as is the family-owned Dominion Cinema and Churchill Theatre. The refurbished Victorian baths at Warrender Swim Centre is only a ten-minute walk.

The property is close to excellent private and state schooling as well as Napier and Edinburgh Universities.

Edinburgh's city centre is within walking distance or just a 15-minute bus ride from Warrender Park Road. The City Bypass connecting you to the main motorway networks and Edinburgh Airport are both only a short drive.

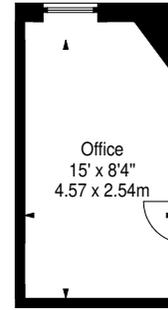


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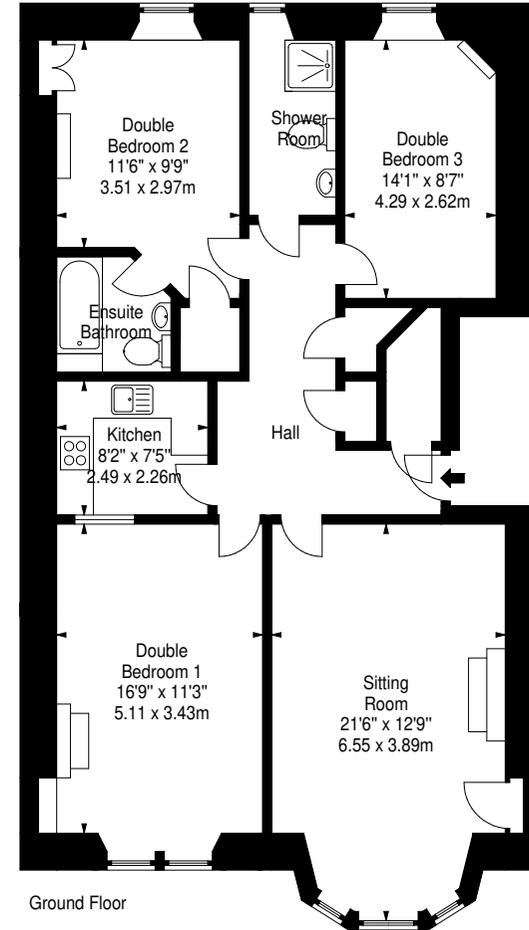


Approx. Gross Internal Area  
1061 Sq Ft - 98.57 Sq M  
For identification only. Not to scale.  
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Office  
Approx. Gross Internal Area  
120 Sq Ft - 11.15 Sq M



Garden Level



Ground Floor

## PARIS STEELE

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1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.