



## WARRENDER PARK ROAD

Edinburgh, EH9

# A DISTINGUISHED THIRD FLOOR APARTMENT

Blending refined period architecture with  
contemporary living in the heart of Marchmont

  
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Permit

  
EPC

  
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Local Authority: The City of Edinburgh Council  
Council Tax band: E  
Tenure: Freehold

Offers Over: £420,000



## DESCRIPTION

Occupying the first floor of an elegant Victorian building, this immaculately presented two bedroom apartment offers the grace and proportion synonymous with Edinburgh's classic period property. Set within the leafy environs of Marchmont, the property has been maintained to preserve its original character while offering the comfort and practicality expected of modern city living.

The elegant sitting room is a statement in light and scale, with an expansive sash window drawing in southerly light and framing open views of the centre of Marchmont. Ornate cornicing, timber flooring and a traditional fireplace provide a timeless aesthetic. Adjoining the lounge, a charming boxroom offers versatility as a home office, study or additional storage.

The kitchen area is equally generous in scale, fitted with modern cabinetry and ample space for entertaining. Two double bedrooms enjoy a tranquil rear aspect and provide a restful retreat. A well appointed bathroom, featuring quality fixtures and a contemporary finish, completes the accommodation.

A beneficial further feature is access to a well maintained communal garden to the rear. The apartment is offered in good condition and represents a rare opportunity to acquire a residence of character and quality within one of Edinburgh's most established residential addresses.



# LOCATION

Warrender Park Road presents itself in the heart of Marchmont, one of Edinburgh’s most sought-after residential neighbourhoods, celebrated for its elegant period architecture, strong sense of community and proximity to the city’s finest amenities and open spaces.

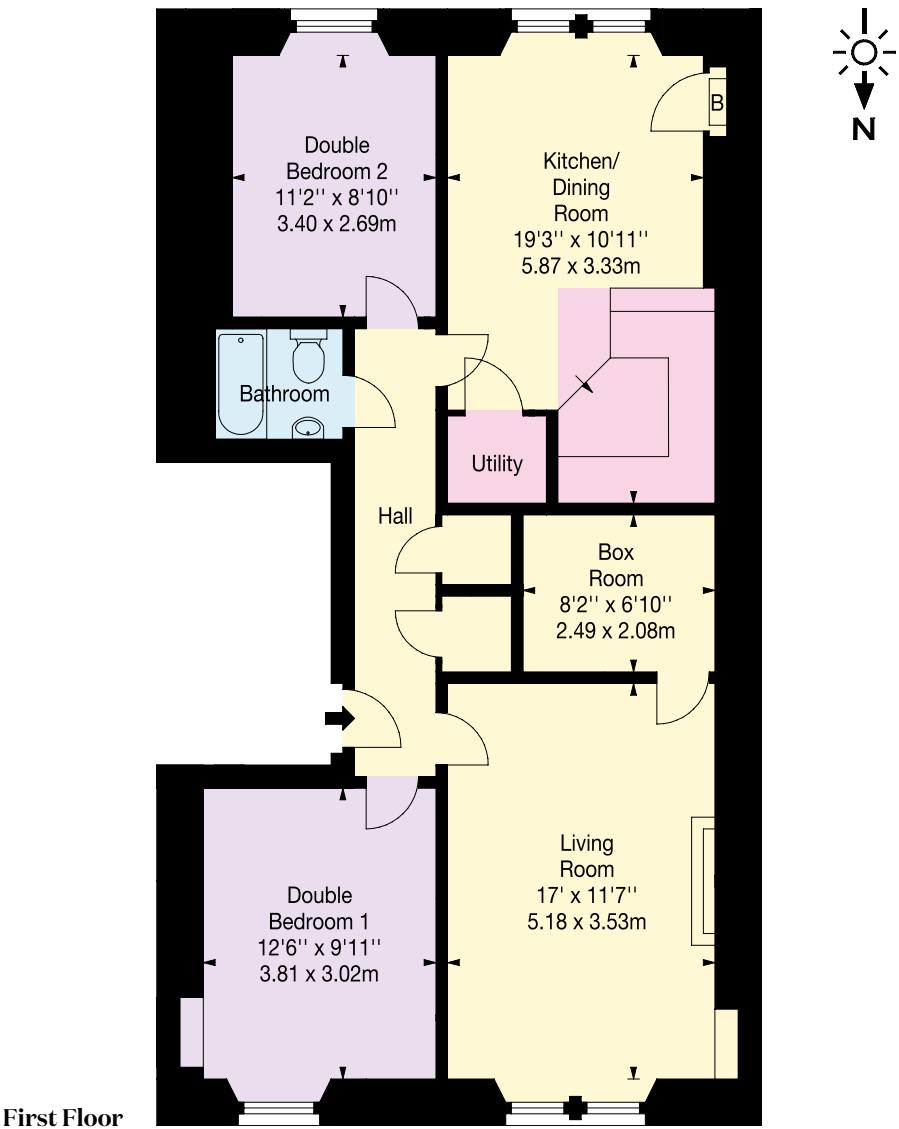
The apartment is enviably positioned just moments from the wide green expanse of The Meadows and Bruntsfield Links, offering exceptional opportunities for outdoor pursuits including tennis, running, golf and leisurely walks beneath mature tree canopies. Residents also enjoy privileged access to the historic Warrender Swim Centre with its Victorian pool and modern gym facilities.

Marchmont itself boasts a vibrant and well curated collection of independent cafés, artisan bakeries, boutique shops and everyday conveniences. Nearby Bruntsfield and Morningside further enhance the lifestyle offering, with specialist food stores, cultural venues and renowned eateries all within easy walking distance.

The city centre, University of Edinburgh, Royal Infirmary and key transport links are all readily accessible, making this an ideal position for professionals, academics and those seeking a refined urban lifestyle in a peaceful and vibrant setting.

The area is particularly well regarded for its access to highly sought-after schooling. It falls within the catchment area for a number of acclaimed state schools including James Gillespie’s Primary and High School, both of which are renowned for their academic standards and close communities. In addition a selection of Edinburgh’s most prestigious independent schools including George Watson’s College, George Heriot’s School and Edinburgh Academy are all within easy reach making this an ideal location for families seeking exceptional educational provision within a well connected and characterful neighbourhood.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



I would be delighted  
to tell you more.

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