



38/6, Warrender Park Terr  
Edinburgh







38/6

### Warrender Park Terrace, Edinburgh

Welcome to Warrender Park Terrace, arguably one of Edinburgh's most lovely residential locales. This light-filled 2-bedroom (plus large box room) flat delights with spacious and well-presented accommodation with spectacular open views across the Meadows to Edinburgh Castle. An early viewing is highly recommended.

Situated on the 3rd floor within a traditional tenement with a beautiful shared rear garden, it's close to excellent amenities, the city centre and highly regarded schooling – making this is a fantastic opportunity for professionals, families, or investors.

The welcoming lounge boasts high ceilings with period features, offering breathtaking views across the Meadows to Edinburgh Castle and feature an electric fireplace.

The eat-in kitchen/diner is well-laid out and spacious with sleek wall and floor units, worktops and free-standing appliances, including electric hob and oven; 2 fridge/freezers, dishwasher and washing machine (all included in the sale without warranties or guarantees). The dining area has a built-in table with seating banquettes. The kitchen overlooks the shared rear garden.

The bright and airy principal double bedroom is generously sized and overlooks the Meadows. The 2nd double bedroom is also spacious, with views over the rear garden.

Furthermore, the property benefits from a large box room, which is currently used as an





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- Large 2-bedroom traditional flat with spectacular Edinburgh Castle views
- Leafy location, literally just opposite Bruntsfield Links and The Meadows
- Stunning, spacious lounge with views over the Meadows and Castle with original features, including cornicing
- Generously sized primary bedroom and 2nd double bedroom, both with pleasant outlooks
- Large eat-in kitchen overlooking the rear garden
- Family bathroom with shower over bathtub
- Spacious box room
- Additional WC and washbasin
- Beautiful enclosed shared rear garden
- Secure entry system, permit & metered parking.



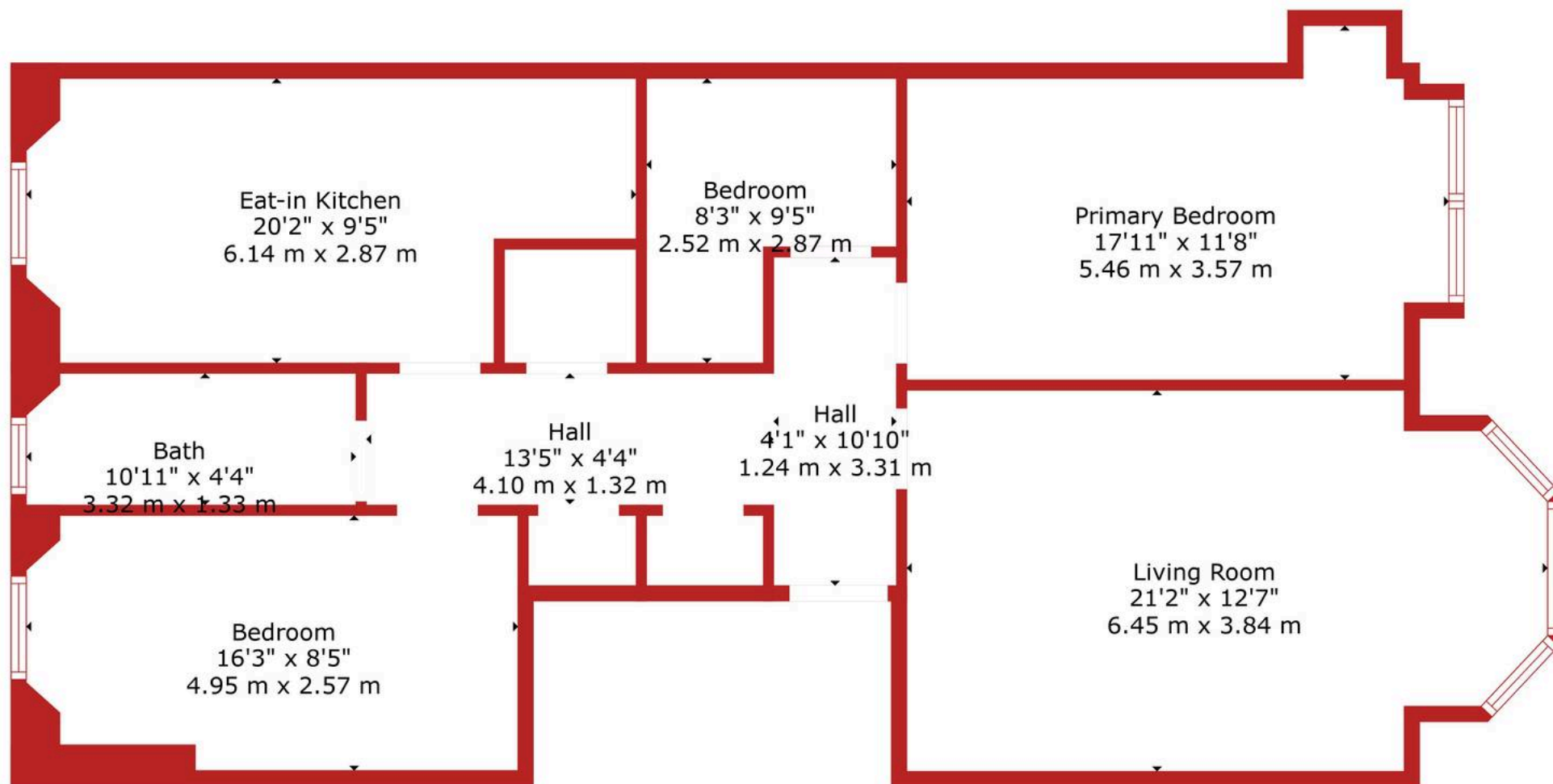
















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