



5 (2F2) Arden Street
Marchmont, Edinburgh, EH9 1BR



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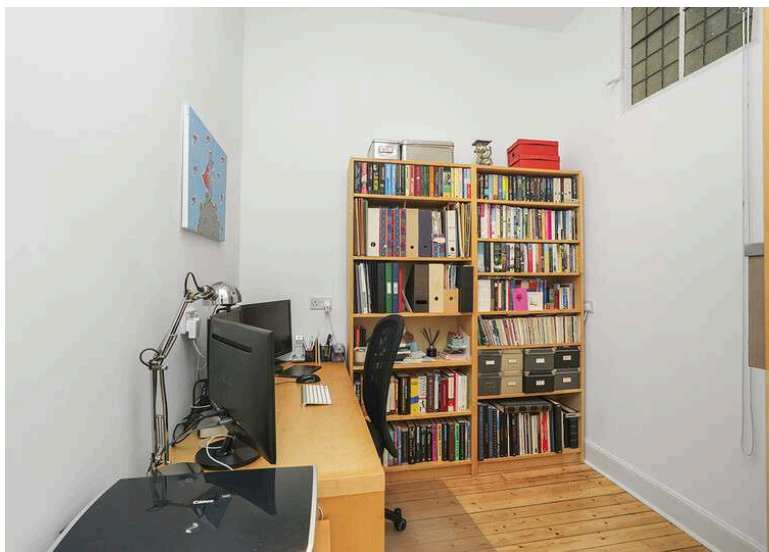


5 (2F2)

Arden Street

Bright & spacious second floor flat ideally situated within Marchmont, a short walk from Bruntsfield Links and The Meadows.

- Reception hall
- Bay windowed living room
- Kitchen/Dining room with utility off
- 3 Double bedrooms
- Boxroom
- Bathroom
- Gas central heating
- Communal rear garden
- Residents' permit parking



Offers Over £475,000

Home Report: £500,000

EPC Rating: D

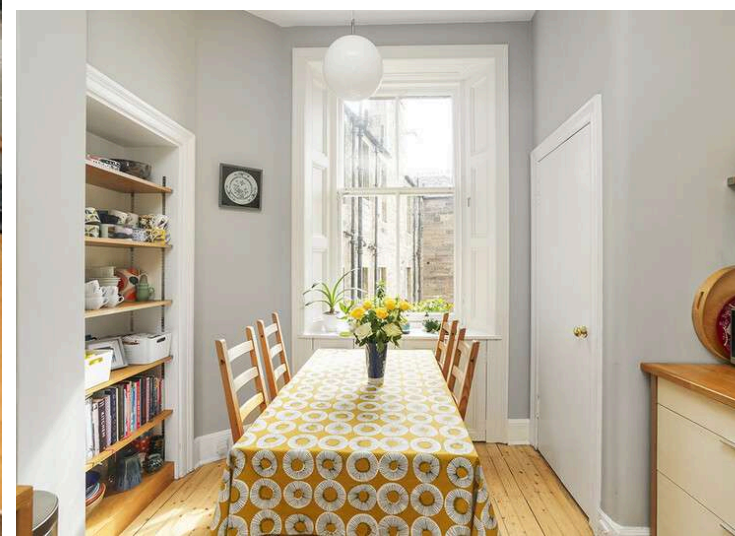
Council Tax: E

Tenure: Freehold

The property opens to a large hallway which has wooden floors, an entry phone, two useful storage cupboards and provides access to the rest of the accommodation. Located to the front is the bay windowed living room with feature fireplace and several traditional features including ornate cornice and ceiling rose. To the rear is a modern fitted kitchen with ample space for dining table and chairs, deep storage cupboard and utility room off. There are three double bedrooms and a good sized boxroom, currently used as a study and benefits from a window into the kitchen providing borrowed light. A three piece bathroom completes the accommodation.

The property further benefits from gas central heating, a well kept communal rear garden and residents' permit parking.

Extras: to include all light fittings, blinds, gas hob, oven, cooker hood, dishwasher and washing machine.

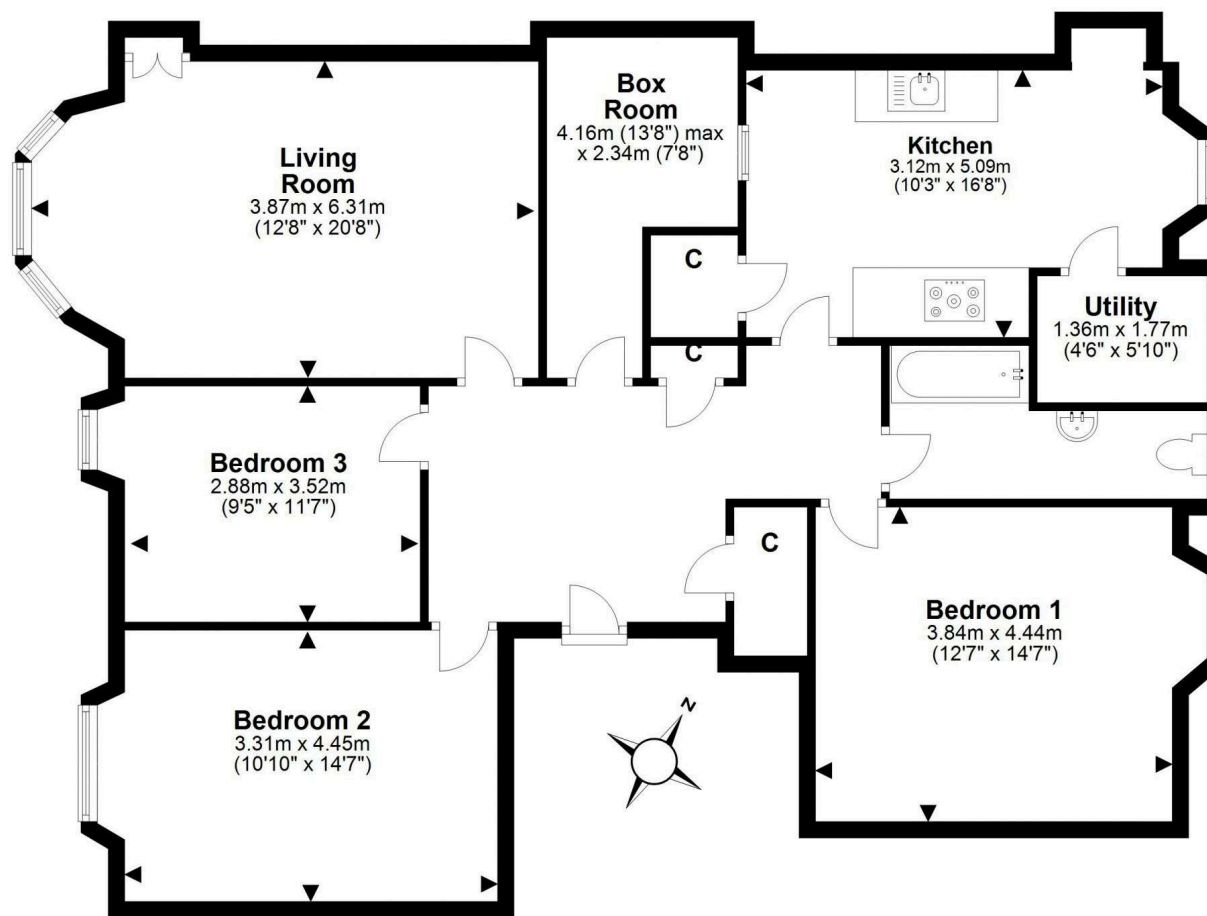




Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers.

A wide variety of independent shops, cafes, restaurants, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside & Bruntsfield.

Situated close to The Meadows & Bruntsfield Links, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque walkways.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.



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