



105/5 Warrender Park Road

Edinburgh, EH9 1EN



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121sqm

EPC

C

AS Anderson
Strathern

105/5 Warrender Park Road Edinburgh, EH9 1EN

This beautifully presented second floor flat forms part of a late 19th century Victorian tenement, ideally positioned just a short walk from the Meadows. Offering approximately 121sqm of accommodation, the property combines elegant period features with practical modern upgrades.

A spacious reception hall with excellent storage leads to the south-facing living room, which enjoys a bay window, marble fire surround, and log-burning stove. Original details, including decorative cornicing, tall ceilings, and Edinburgh press cupboards are retained throughout the whole property.

The modern fitted kitchen is well laid out, with an integrated dishwasher, ceiling-mounted clothes pulley, and the boiler tucked neatly into the corner. The kitchen flows into the dining room and on into the living room, creating a sociable open plan layout.

There are three bedrooms in total. The generous principal bedroom is also south-facing and features a marble fire surround with cast iron insert. The second double bedroom has a distinctive Art Deco fireplace and twin windows. The third bedroom, currently used as a study, includes a practical mezzanine bed.

The bathroom has been modernised with a shower over bath and useful storage cupboards. Further benefits include gas central heating, double or secondary glazing throughout, a secure entry system, and access to a well-kept shared garden to the rear.

This is a fine example of a traditional Marchmont flat and early viewing is recommended.

Property features

- Open plan kitchen/dining/living room
- South-facing bay window
- Modern kitchen and bathroom
- Log burner
- Shared rear garden
- Gas central heating
- Double/secondary glazing





Location

Marchmont is one of Edinburgh's most vibrant and sought-after neighbourhoods, known for its handsome Victorian and Edwardian tenements and leafy, welcoming streets. Popular with professionals, students, and families alike, the area has a lively yet relaxed atmosphere, with excellent cafés, independent shops, and friendly pubs creating a real community feel. The Meadows and Bruntsfield Links provide vast green spaces on the doorstep, perfect for walks, picnics, and outdoor sports. With highly regarded schools, a short walk to the University, and easy access to the city centre, Marchmont combines character, convenience, and charm in one of Edinburgh's most desirable settings.

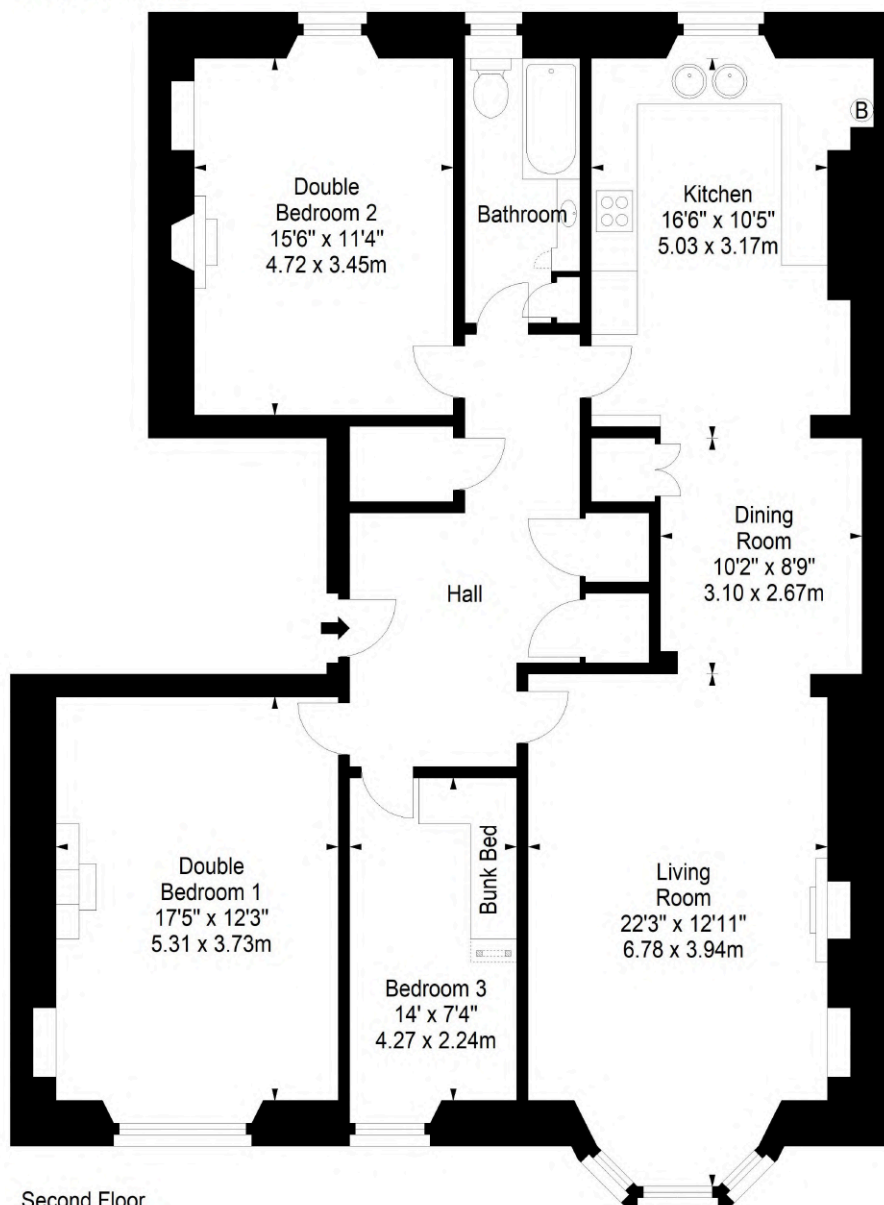




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Edinburgh, EH9 1EN



Approx. Gross Internal Area
1364 Sq Ft - 126.72 Sq M
For identification only. Not to scale.
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Second Floor

Extras

The items included in the sale of the property are the fitted floor coverings, integrated appliances, washing machine and fridge freezer in kitchen, light fittings in bathroom, office ceiling, and main bedroom, and fixtures. The lights not included will be replaced with basic fittings prior to settlement. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen. Please be aware the integrated oven is not currently working.

Council Tax band E

The building is factored by Lowther Homes Ltd at an approximate cost of £110-120 per quarter, which includes stair cleaning, garden cleaning/upkeep, and building management fees.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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