





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



7/1 Warrender Park Crescent
Edinburgh, EH9 1DX

Hall
Lounge
Kitchen/Dining Room
Utility Room
4 Double Bedrooms
1 Single Bedroom
Family Shower Room
Gas Central Heating
Communal Rear Garden
EPC: C
Council tax band: F

An exceptionally spacious five-bedroom first floor flat which extends to approximately 2071 sq ft, forming part of an attractive B listed traditional tenement, situated in the sought after area of Marchmont. This elegant property offers a superb home which boasts beautiful original features and is enviably located next to the open expanse of The Meadows and Bruntsfield Links. The property welcomes modernisation, allowing for the exciting opportunity to set the style and standards of the home to your own liking.

Accessed through a secure entry system and well-kept communal stairwell, the impressively large hallway presents a lovely welcome to the property and provides access to all accommodation. The sizable and elegant bay-windowed sitting room has press cupboards a feature fireplace. The fully fitted dining kitchen has two large pantry cupboard and a utility room off. There is a generously proportioned principal bedroom which could also be used as a second reception room, three further double bedrooms, and a single bedroom of good size. Finishing the accommodation is a family bathroom consisting of a wet-room with shower, WC and wash basin, and a storage room which could also be turned into a second WC/bathroom. Gas central heating throughout ensures a comfortable living environment all year round.

To the rear is a sunny, beautifully maintained communal garden and to the front there is residents permit parking.

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.









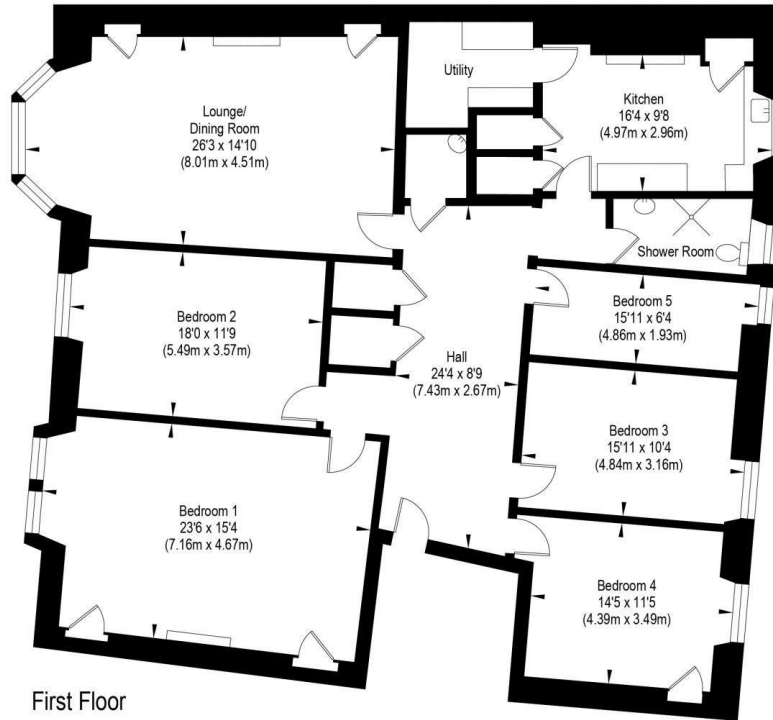








Approx. Gross Internal Floor Area 192.43 Sq M / 2071 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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