



63/5 Warrender Park Road
MARCHMONT | EDINBURGH | EH9 1ES

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FERRIT HOLDERS



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Most appealing two bedroom traditional second floor flat with stylish finishing touches and a pleasant open outlook, occupying a prime, sought-after position close to the green expanse of the Meadows, fabulous amenities and the central universities.

This is an especially sunny and spacious home enjoying a preferred south-facing aspect to front, looking up along adjacent Arden Street. Many fine period style features are to be found in the living room, which has a large bay window, triple cornice and decorative ceiling rose. A pine mantelpiece with living flame gas fire is the focal point of this room. Eye-catching mid blue units teamed with solid wood work surfaces and a Belfast type sink are fitted within the attractive dining kitchen. There are two double sized bedrooms, a useful boxroom, ideal as a home office, and a lovely bathroom fitted out with a double ended bath, mixer shower and neutral tone tiled surrounds. Access to all the rooms is by way of a wide entrance hallway housing two store cupboards. The communal stair is entered by way of an entryphone system and a shared garden lies to the rear of the building. Viewing is highly recommended to appreciate what is on offer and it's anticipated the flat will be of interest to both private buyers and investment purchasers.

- Bay window living room
- Kitchen/dining room
- Two double bedrooms
- Boxroom/study
- Well fitted bathroom
- Entrance hall with storage
- Gas central heating
- Security entryphone system
- Shared garden
- Residents' permit parking
- Fabulous local attractions

All blinds are motorised smart blinds and are included in the sale together with the integrated dishwasher, oven and gas hob.

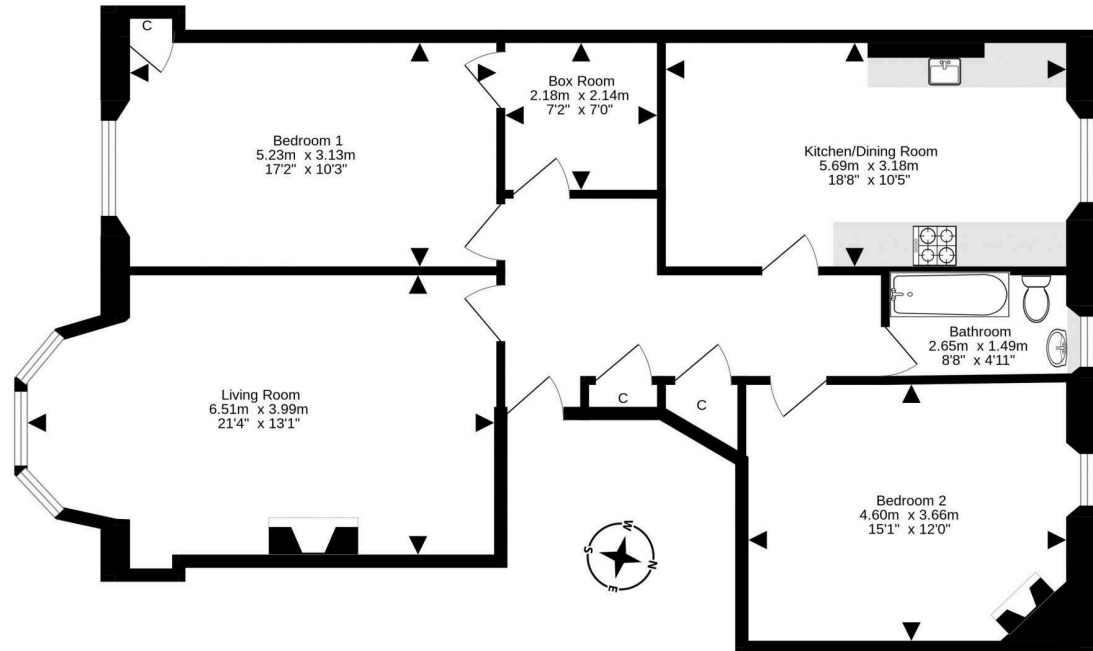
EPC rating C. Council Tax Band E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Marchmont is a sought after residential area, which lies to the south of the city centre. It offers a wide variety of local amenities including speciality shops and fashionable eateries. Further amenities can be found at Newington, Morningside and Bruntsfield, all locations being easily accessible. Leisure facilities are excellent and include Warrender Swim Centre, and the Meadows and Bruntsfield Links where facilities include a children's playground, tennis courts, a bowling green and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. The flat is situated close to a number of university buildings and the Scottish Parliament. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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