

COULTERS[©]

5/8 ARGYLE PARK TERRACE

MARCHMONT, EDINBURGH, EH9 1JY

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Superbly located, bordering the edge of the much loved, green open spaces of The Meadows (Marchmont) in the South of Edinburgh city centre, this is a most engaging, bright and well-proportioned third floor flat, forming part of a traditional stone built tenement building.

The property offers flexible accommodation, able to be used as either a two or three bedroom flat. Boasting original features such as cornices, high ceilings, wood panelling, original floors and impressive mantelpieces, this lovely flat has been a much-loved home and laterally an investment property.

Accessed by way of a communal hall and stair the front door opens on to a hall, which provides access to all rooms. The spacious, attractive sitting room / principle bedroom has a private open leafy outlook to the front. An attractive mantelpiece with cast iron insert makes a lovely focal point in the room.



KEY FEATURES



Bright and engaging 3rd floor tenement flat.



Offering flexible accommodation as a 3 or 2 bedroom flat.



Bordering the edge of the fantastic green spaces of The Meadows.



Resident's permit holder parking.



Situated in the highly sought after area of Marchmont.



Excellent local amenities nearby.





There is an airy, spacious dining room which could be used as a sitting room / dining room, with a galley style, dual aspect modern kitchen adjacent to it. The kitchen appliances comprise; electric hob, oven, washing machine and fridge. With two bedrooms (both with attractive sanded and varnished floors), a lovely tiled bathroom (comprising bath, with shower over, WC and wash hand basin) and two storage cupboards this is a very appealing home.

Heating and hot water is provided by gas central heating.

There is a shared garden to the rear of the property. Resident's permit holder & metered parking is available on the streets outside.



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THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from Bruntsfield Links and The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house.

For everyday shopping, there is a conveniently located Margiotta and Sainsbury's Local, along with the renowned Victor Hugo Deli. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

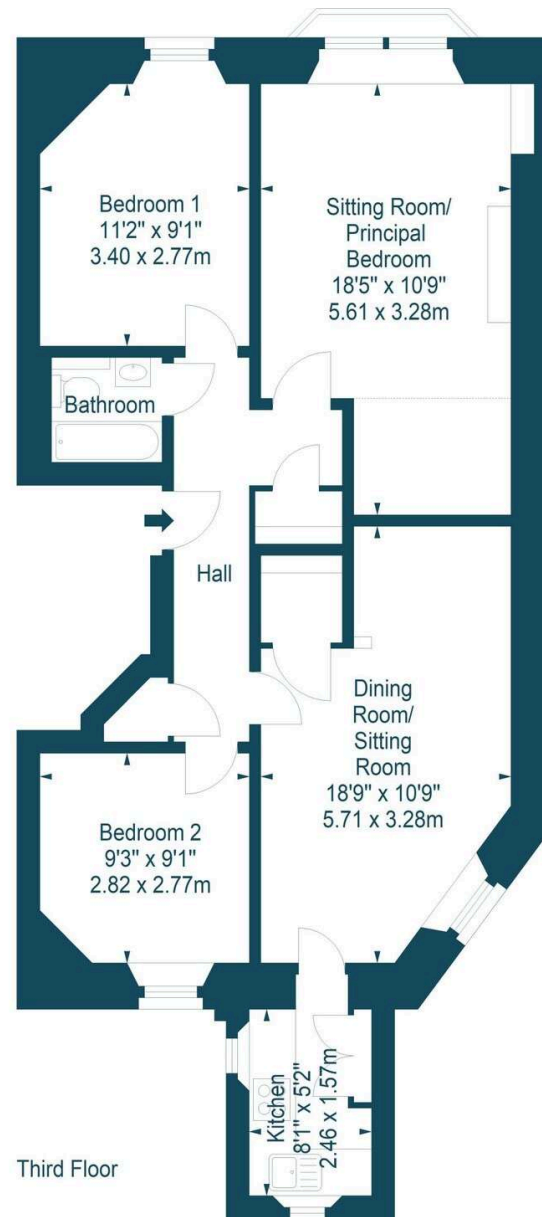
All blinds, fitted flooring, integrated appliances, some light fittings, the fridge and washing machine are included in the sale price. Some lighting, furniture, and shelving may be available by separate negotiation.



Argyle Park Terrace,
Edinburgh,
Midlothian, EH9 1JY



Approx. Gross Internal Area
740 Sq Ft - 68.75 Sq M
For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.