

COULTERS[©]

39 ARDEN STREET

MARCHMONT, EDINBURGH, EH9 1BS

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Offering superb living spaces over two beautiful floors, 39 Arden Street is a rarely available, highly desirable, delightful garden and lower ground maindoor flat. The home forms part of a stone built traditional Victorian tenement, situated in the heart of Marchmont. The property has been upgraded by the current owners, lovingly embracing fine period features with modern style and practicality. There is also direct access (from both levels) to the charming double sized, well maintained communal rear garden. With a gated private entrance, the path leads through the lovely front garden to the front door, which in turn opens on to a handy entrance vestibule. The wide hall and stair gains natural light from the pretty stained glass window.

KEY FEATURES



Beautifully presented garden and lower ground maindoor flat.



Four spacious double bedrooms.



Direct access to an impressive much loved shared garden.



On-street resident's permit holder parking.



Situated in the heart of the ever popular area of Marchmont, close to the Meadows.



Within walking distance of local shops, schools, independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - E



The cosy, yet spacious bay windowed sitting room offers views to the front of the property, with a mantelpiece incorporating an open flame gas fire, making a lovely focal point in the room. Overhead, there is beautiful original cornice work whilst the floors have been sanded and varnished. A good sized cupboard is located off the sitting room. The heart of the home is the spacious kitchen / dining room with white wall and base mounted cabinetry and a wood worktop. There is plenty of space for all inhabitants to come together for meals in the dining area. The integrated appliances comprise; gas hob, electric oven and an extractor hood. Adjacent to the kitchen is a very bright, practical utility room fitted with a sink, tumble dryer, washing machine and washing pulley. A door to the rear garden (with steps down) is located here.

At ground level there is also a large double bed, situated to the rear of the property overlooking the garden, along with a family bathroom (fitted with a bath, electric shower, WC, wash hand basin and heated towel rail).





CONTINUED...

The stairs lead down to the lower ground level, where there are a plethora of storage cupboards and an airing cupboard.

The large, main double bedroom is to the front of the property with a walk-in storage cupboard, in addition to two further double bedrooms of which bedroom four has fantastic direct access to the shared garden area. A good-sized shower room is also located at this level and completes the internal accommodation. Heating and hot water are provided by gas central heating, including under floor heating at lower ground level.

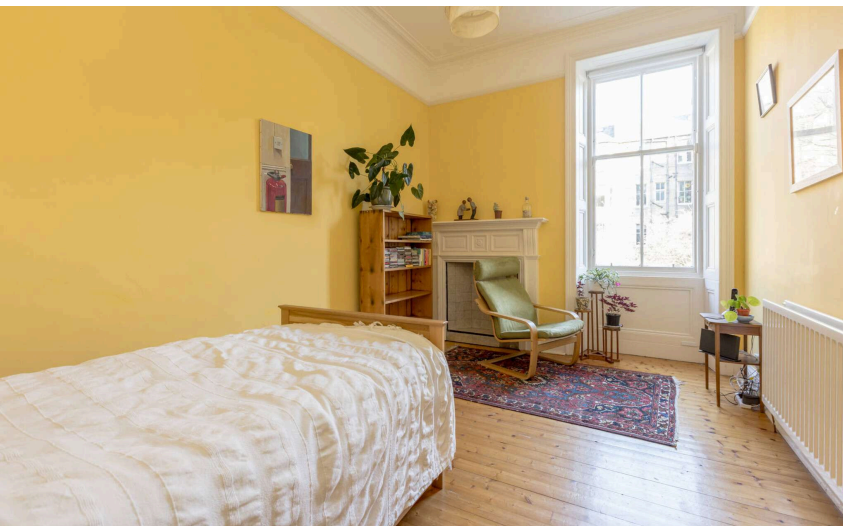
Externally, there is a wonderful double sized shared garden which is mainly laid to lawn, flanked by borders with a mix of trees, bushes and shrubs. Immediately outside the property is a spacious patio with a raised flower bed, offering the perfect spot for a morning cuppa in favourable weather.

Resident's on street permit holder parking and metered parking is available on the street outside.

EXTRAS

All light fittings, fitted flooring, fridge/freezer and integrated appliances are included in the sale price.









THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from 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 Sainsburys, along with a Margiotta, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

The property is in the catchment area for highly regarded schools:

- James Gillespie's Primary School
- St Peter's RC Primary School
- James Gillespie's High School
- St Thomas of Quin's RC High School.

Further private school choices such as George Heriot's School and George Watson's College are also within walking distance.

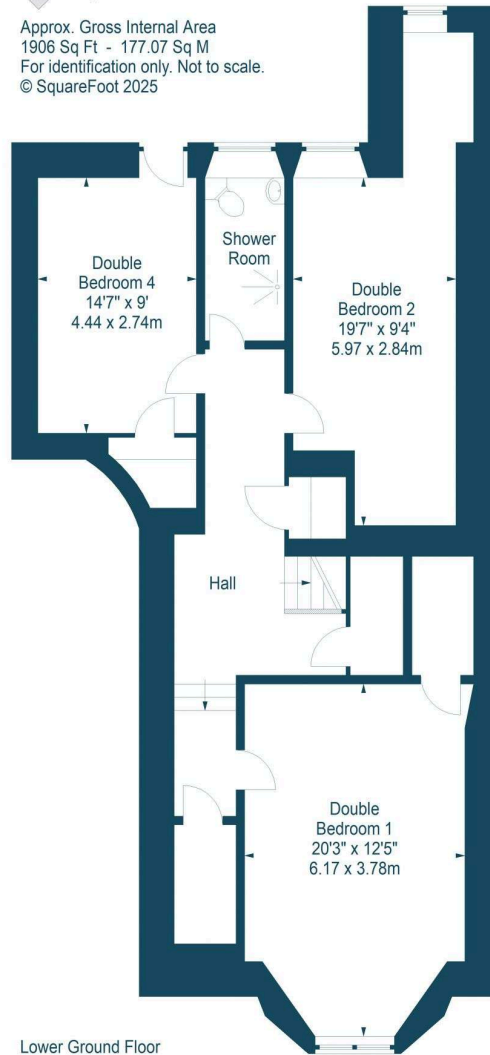
While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.



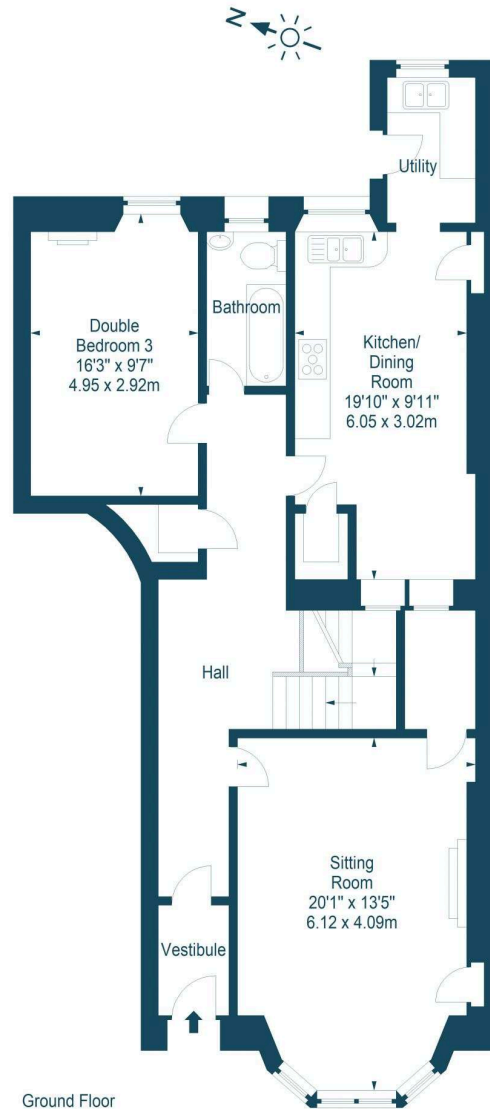
Arden Street, EH9 1BS



Approx. Gross Internal Area
1906 Sq Ft - 177.07 Sq M
For identification only. Not to scale.
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Lower Ground Floor



Ground Floor

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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.