

COULTERS[©]

19 ARDEN STREET

MARCHMONT, EDINBURGH, EH9 1BR

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A substantial and beautifully proportioned maindoor ground and garden flat with elegant period features, generous accommodation and direct access to both private and communal garden space, set within the highly desirable Marchmont area of Edinburgh.

This impressive property combines the character and charm of a traditional Edinburgh home with versatile accommodation arranged over two levels, extending to approximately 2,039 sq ft. Beautifully proportioned rooms, high ceilings and attractive period detailing create a sense of space and elegance throughout.



A real feature of the ground floor is the superb living room, featuring high ceilings, ornate cornicing and a central fireplace with stove, providing an inviting space for both relaxing and entertaining. A separate dining room offers excellent space for formal dining and connects to the adjoining kitchen, with access to an external decked area and steps leading down to the communal garden. The elegant and broad reception hall opens to a spacious library area, complemented by a bespoke staircase leading to the lower floor. To the front is a large double bedroom, which is served by a well-appointed family bathroom.



KEY FEATURES



Substantial maindoor ground and garden flat



Impressive proportions and attractive period detailing



Elegant living room with high ceilings and central fireplace



3 good sized double bedrooms



Large storage room with potential for a variety of uses



Private front garden and direct access to communal garden



EPC Rating - C



Council Tax Band - E



The open stair leads to the lower ground floor accommodation, which includes two further generously sized double bedrooms, one of which benefits from an en-suite wet room and direct access to the rear garden. A large storage room provides considerable flexibility and potential for a variety of uses. There is additional storage throughout the property.

Outside

Externally, the property is set back from the street and is accessed via its own private garden. There is also direct access to the rear to a well-maintained and extensive communal garden, providing valuable outdoor space in this sought-after city location.





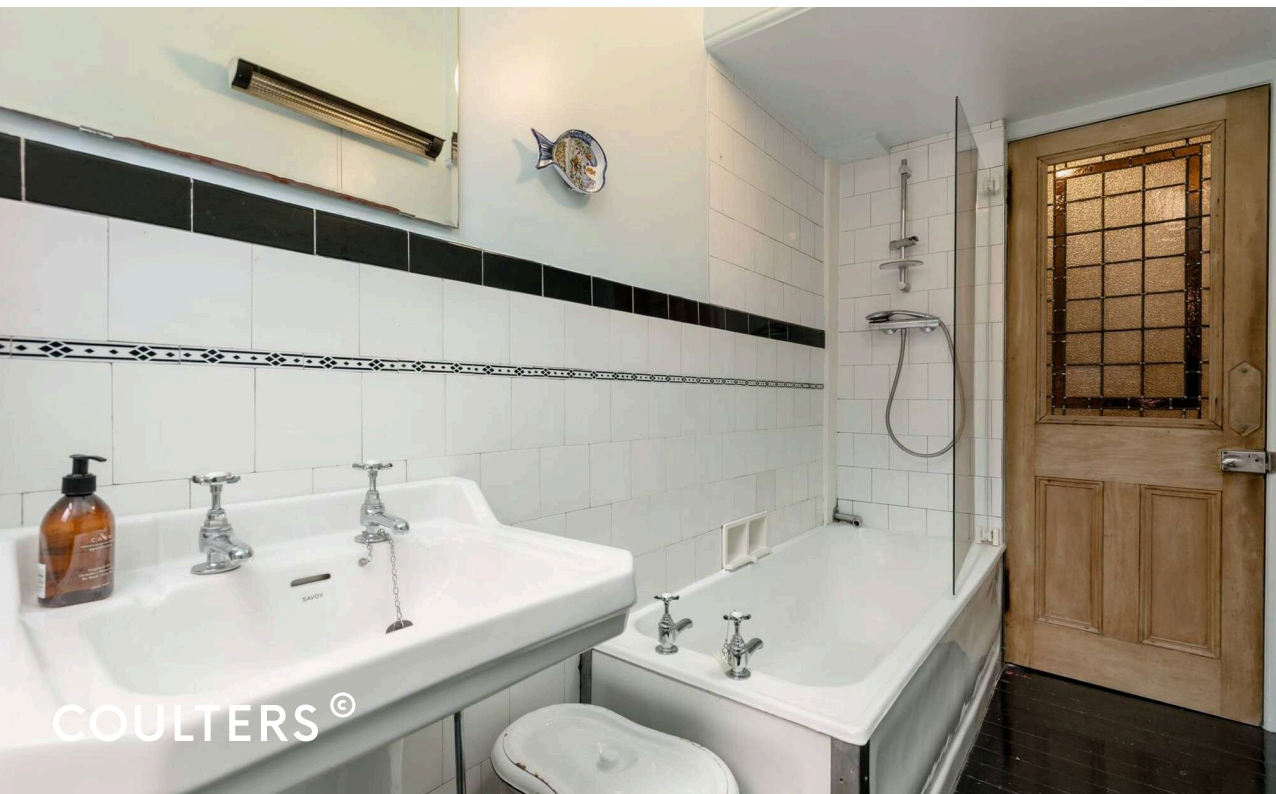
THE LOCAL AREA

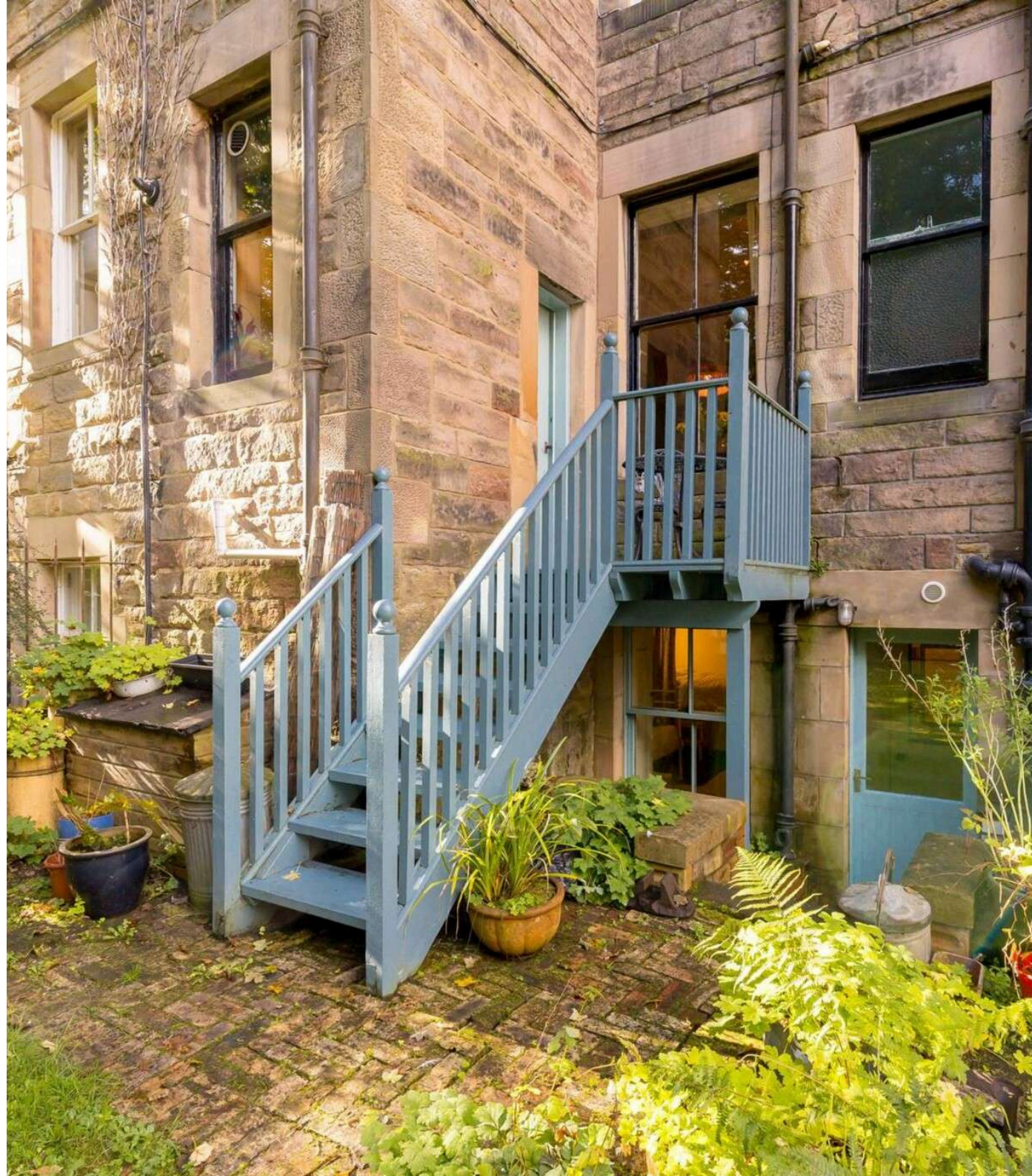
Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender 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 Scotmid Co-op and a Sainsburys, along with the long established and revered Margiotta, a 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 and St. Thomas of Aquin'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.









EXTRAS

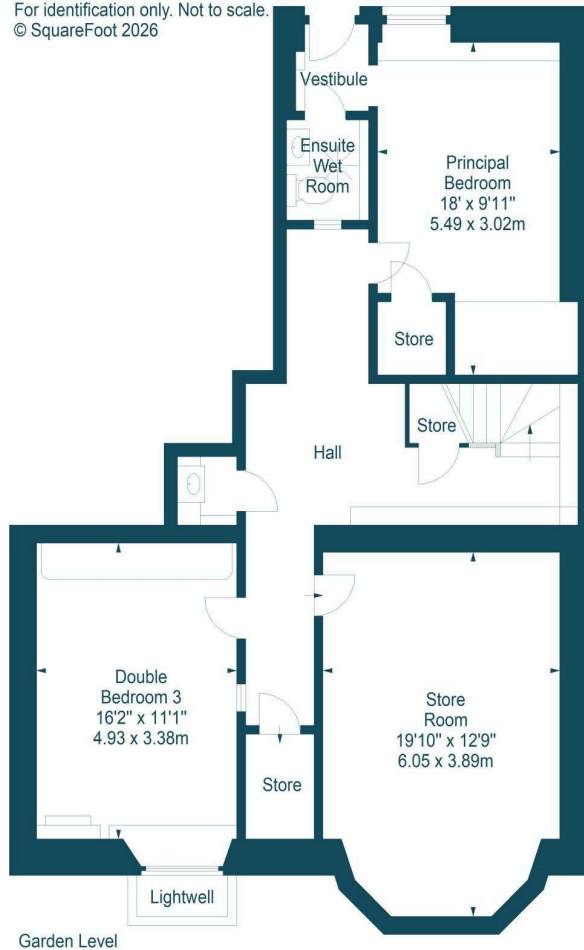
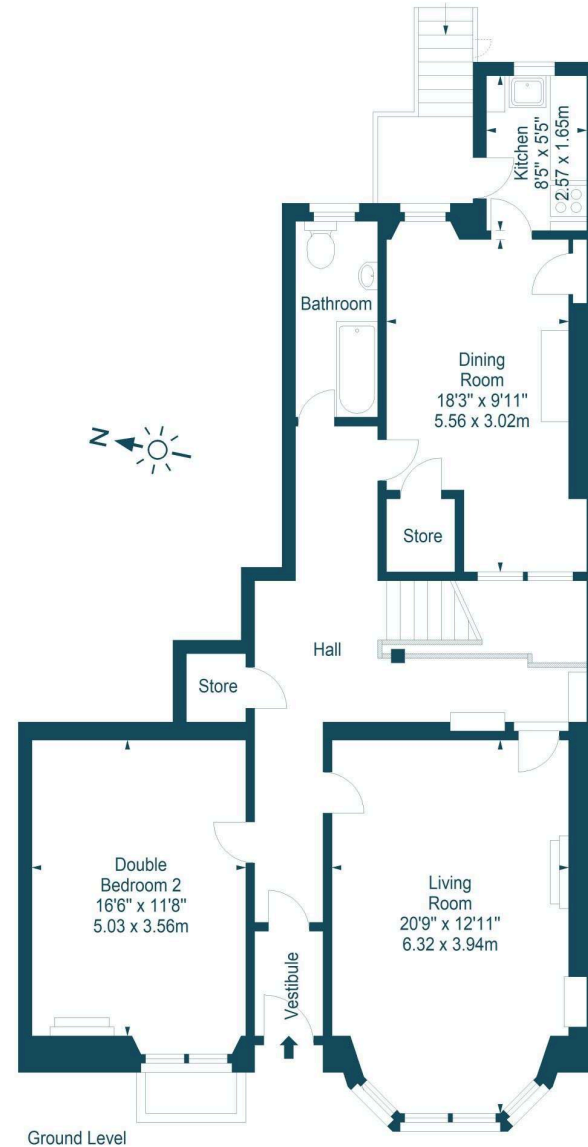
All light fittings, fitted flooring and integrated appliances are included in the sale price.



Arden Street,
Marchmont,
Edinburgh, EH9 1BR



Approx. Gross Internal Area
2039 Sq Ft - 189.42 Sq M
For identification only. Not to scale.
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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.