



61/5 Arden Street  
Marchmont, EH9 1BT

**deans**   
Solicitors & Estate Agents LLP

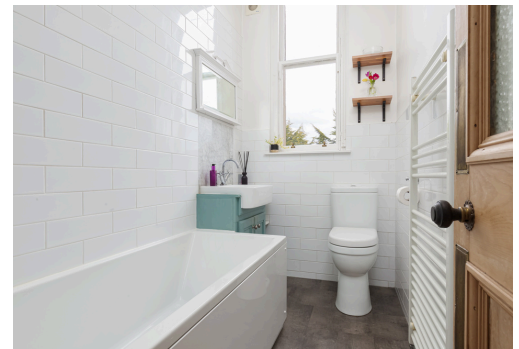


## TOP FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Utility Room
- Box Room
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



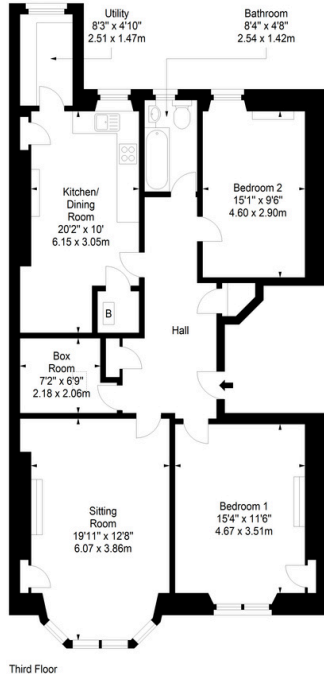
Forming part of a traditional tenement building with striking period features including ornate cornicing and attractive fireplaces, this immaculately presented top floor flat is situated in the highly desirable location of Marchmont. The area boasts a fantastic range of amenities, with a variety of well-regarded cafés, bars, and shops nearby, while the green open spaces of The Meadows and Bruntsfield Links are just a short walk away. The property also has excellent public transport links to the city centre and surrounding areas. In move-in condition the accommodation comprises a welcoming entrance hallway, bright bay-windowed living room, spacious kitchen/dining room, utility room, box room, two generously sized double bedrooms, and a bathroom with a shower over the bath. Externally, the property benefits from a well-maintained communal rear garden, while on-street permit parking is also available. The property features gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
1120 Sq Ft - 104.05 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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