

Jardine Phillips
Solicitors • Estate Agents

MARCHMONT

16 2F1 WARRENDER PARK CRESCENT
EH9 1EA



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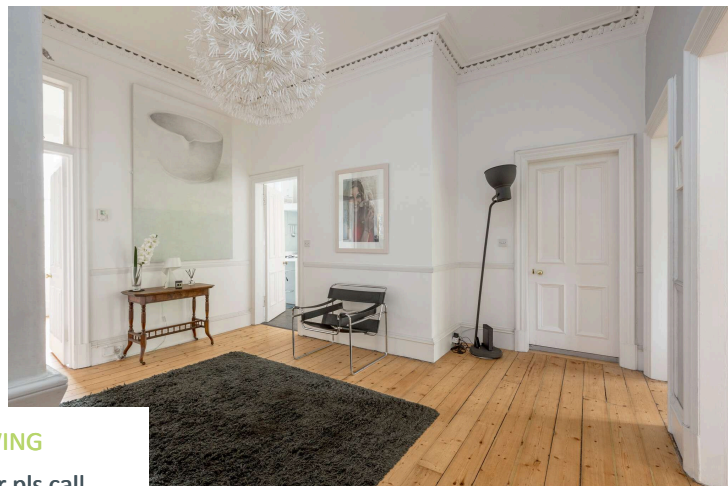
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EPC RATING: D

OFFERS OVER £520,000

PROPERTY DESCRIPTION

- Wide, open hallway with storage cupboard
- Elegant bay windowed living room with stunning original marble fireplace & views
- Well equipped, contemporary white handleless kitchen with painted wood tongue & groove wall panelling, sizable island with breakfast bar & space for dining, perfect for entertaining
- Handy utility cupboard
- Large principal twin windowed bedroom with original fireplace & Edinburgh press
- Two further double bedrooms, both with original fireplaces
- Modern shower room with walk in shower, sink, wc & fitted storage
- Gas central heating from combi boiler located in the kitchen
- A wealth of period features including timber sash & case single glazed windows, original fireplaces, stripped wood flooring, panel doors, ornate cornicing & ceiling roses
- Shared, south facing rear garden with lawn
- Resident permit parking on street
- Communal stair cleaning



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





ARCHITECT DESIGNED, STYLISH THREE BED SECOND FLOOR PERIOD APARTMENT IN EXCELLENT SCHOOL CATCHMENT

Located overlooking Bruntsfield Links & the Meadows is this superb, spacious property which has successfully combined a wealth of period features with contemporary fixtures & fittings. There is a wide open, welcoming hallway with storage, elegant bay windowed living room, a good sized kitchen/breakfast room with island & area for dining, together with a handy utility cupboard, three double bedrooms and a modern shower room. Located close to Marchmont & Bruntsfield with their array of retail & lifestyle amenities, in the catchment for well renowned schools, with excellent transport links into the city centre, this would make an ideal home for professionals or a family.

AREA

Marchmont is a very prestigious area in the south of the city which is close to Bruntsfield & the Grange and offers a wide range of supermarkets, independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for James Gillespie & St Peter's RC Primary Schools and James Gillespie High School, and is walking distance to George Watson's & Heriot's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill & King's Theatres. There are a good range of gyms/leisure facilities and golf courses in the vicinity and the flat is also well placed for lots of walks and open spaces as it overlooks Bruntsfield Links and the Meadows. The city centre is walkable but there are also good bus services running nearby taking you into town. There is also easy access to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, most of the light fittings, five burner gas hob, oven, dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£540,000

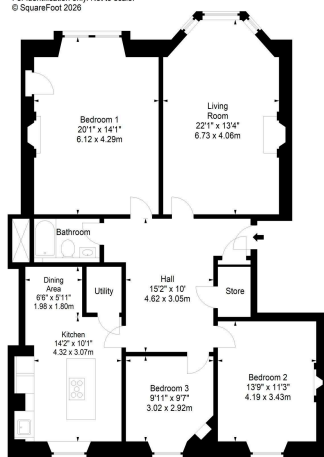


Hallway	15'2 x 10' (4.62 x 3.05m)
Living room	22'1 x 13'4 (6.73 x 4.06m)
Kitchen	14'2 x 10'1 (4.32 x 3.07m)
Dining area	6'6 x 5'11 (1.98 x 1.80m)
Bedroom 1	20'1 x 14'1 (6.12 x 4.29m)
Bedroom 2	13'9 x 11'3 (4.19 x 3.43m)
Bedroom 3	9'11 x 9'7 (3.02 x 2.92m)

Warrender Park Crescent,
Edinburgh, EH9 1EA



Approx. Gross Internal Area
1352 Sq Ft - 125.60 Sq M
For identification only. Not to scale.
© SquareFoot 2028



Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

