


COULTERS<sup>®</sup>

# 5/2 ARGYLE PARK TERRACE

MARCHMONT, EDINBURGH, EH9 1JY

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

5/2 Argyle Park Terrace is a charming ground floor flat forming part of a traditional tenement in the heart of Marchmont, enjoying an enviable position directly overlooking the Meadows. This home offers a versatile layout and will appeal to a wide range of buyers, including professionals, young families and those seeking a well-located property close to excellent amenities and green space. A welcoming hall leads through to the impressive open plan kitchen, dining and sitting room, positioned to the front of the building and benefitting from leafy views across the Meadows.

## KEY FEATURES



Ground floor flat set back from the Meadows.



Large open plan kitchen/dining/sitting room with pleasant outlook.



Very spacious principal bedroom plus single second bedroom.



Permit parking available.



Excellent schools nearby.



University of Edinburgh a short stroll away.

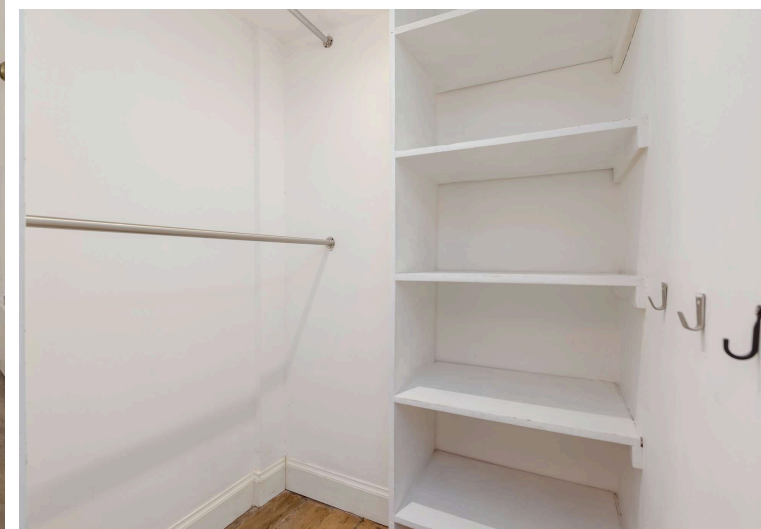


EPC Rating - C



Council Tax Band - D





The bay window provides the perfect spot for a dining table, while the sitting area offers comfortable space for everyday living. The kitchen is fitted with quality integrated appliances, open shelving and modern cabinetry, creating an attractive and highly functional central living space. Working window shutters further enhance the character and flexibility of the room.

The principal bedroom is an exceptionally spacious double with ample room for furniture and a dedicated home working area. It also benefits from a walk-in wardrobe and a private en suite bathroom. The second bedroom is a comfortable single, ideally suited as a child's room, guest room or study. A WC off the hall completes the internal accommodation.

Externally, the property features a private front garden as well as access to shared gardens to the rear, and parking is available on a permit basis in the surrounding streets.





## 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 Margiotta across the road, along with a Sainsburys, local fishmonger and greengrocer nearby. 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 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.

## EXTRAS

All light fittings, curtains, blinds, fitted flooring and white goods are included in the sale price. Other items may also be available by separate negotiation.

**HOME REPORT VALUATION: £335,000**

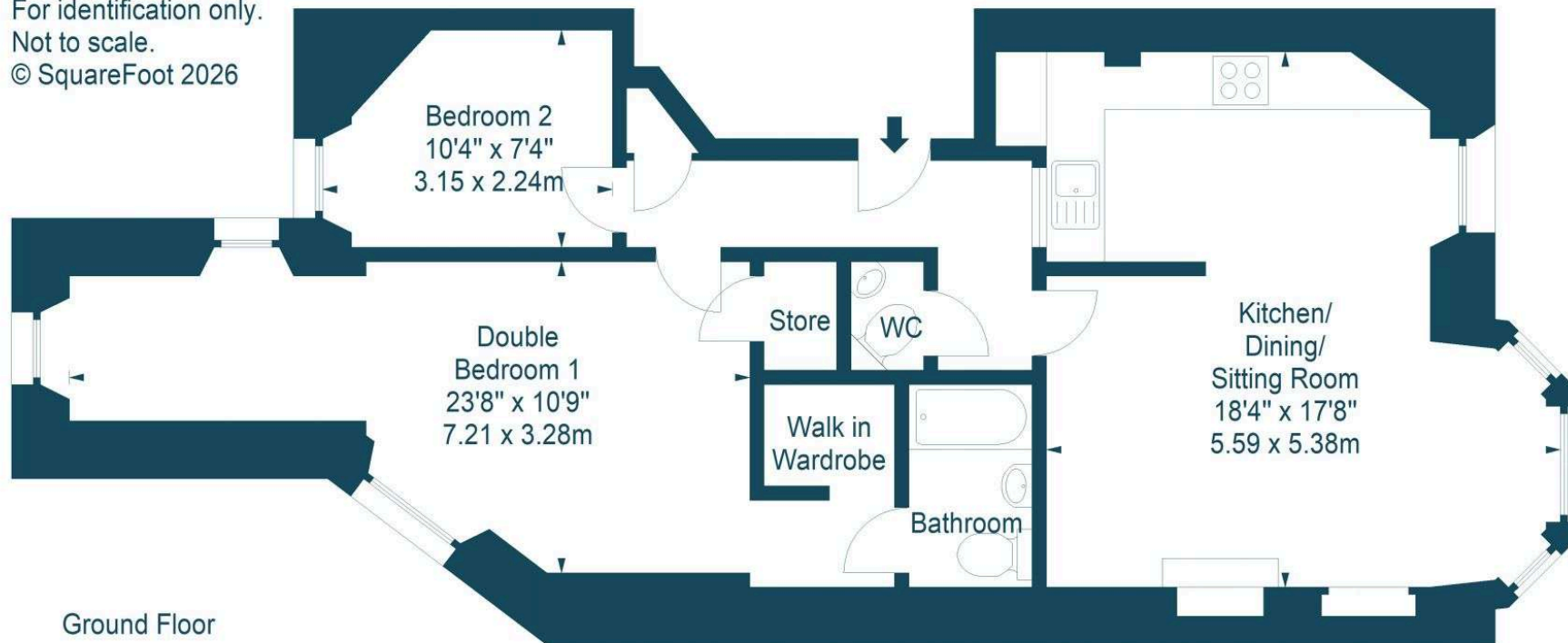




Argyle Park Terrace,  
Edinburgh, EH9 1JT



Approx. Gross Internal Area  
733 Sq Ft - 68.10 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.