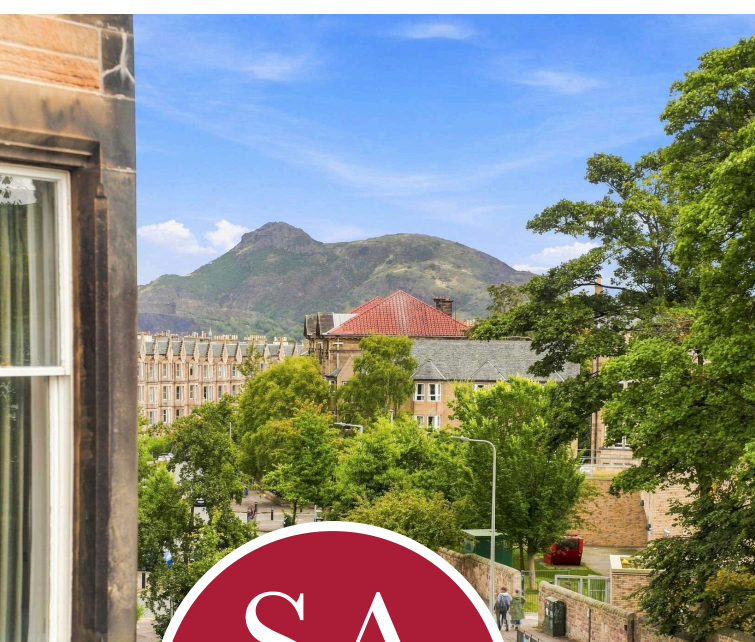




2f1, 143 Warrender Park Road, Edinburgh, EH9 1DT



EPC
Rating



Council
Tax Band

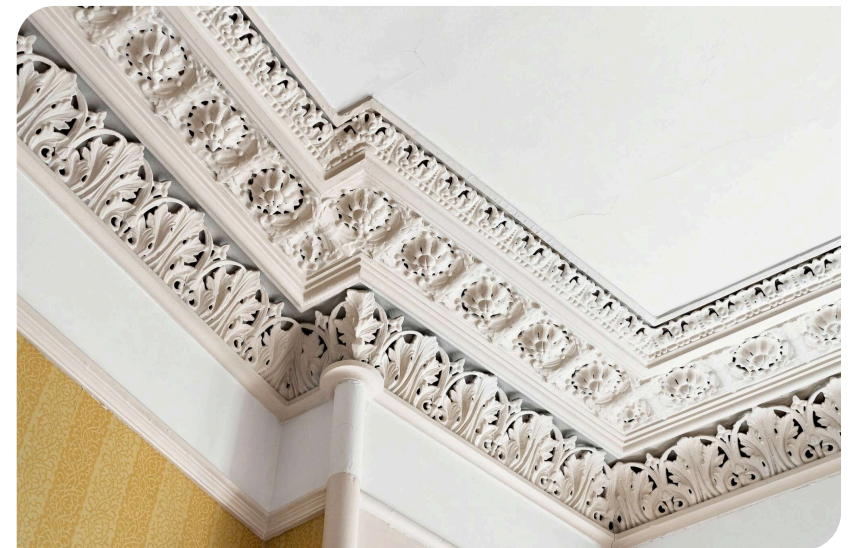


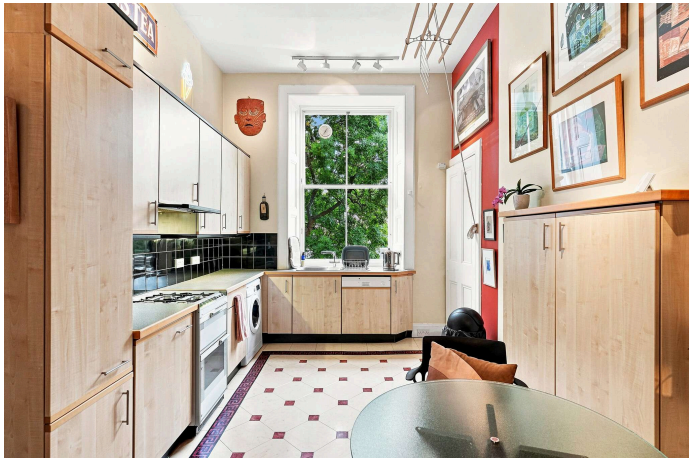


“ Exceptional period features including ornate cornicing, fireplaces, high ceilings and original detailing ”

Features

- No onward chain
- Beautifully presented B-listed Victorian apartment in the heart of sought-after Marchmont
- Flexible accommodation with up to four bedrooms and two impressive reception rooms
- Leafy elevated views towards Arthur's Seat, Bruntsfield Links and Warrender Park, plus a mature shared garden





A most delightful and beautifully presented second floor, B-listed traditional Victorian apartment, situated in the heart of highly sought-after Marchmont. The property enjoys lovely elevated leafy views to both the front and rear, with exceptional views from the bay window towards Arthur's Seat and Bruntsfield Links. This charming home has been well cared for and presents an ideal opportunity for those seeking a spacious and characterful apartment within one of Edinburgh's most desirable neighbourhoods.

The generous accommodation offers flexibility, with up to four bedrooms, to suit individual requirements. The fourth potential bedroom is currently utilised as a formal dining room, providing an elegant and versatile additional reception space, however would also suit as the principal bedroom.

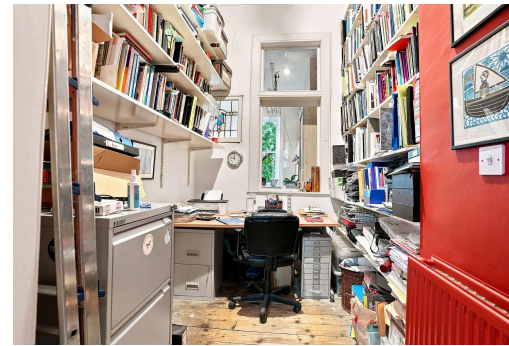
The reception rooms each feature beautifully preserved

decorative cornicing with intricate acanthus leaf detailing and are presented in excellent condition. A wealth of further period features can be found throughout, including traditional mantelpieces and open fireplaces, original doors with a mixture of opaque glazing, an original mirror pane within the bathroom window, and impressive high ceilings that create a wonderful sense of grandeur.

To the rear of the building is a mature and leafy shared garden, featuring a variety of established plants and shrubs and providing a pleasant outdoor space for residents to enjoy. To the front, the property benefits from a neat and well-maintained shared entrance. On-street parking is available, with residents able to apply for parking permits through The City of Edinburgh Council.







Agents note:

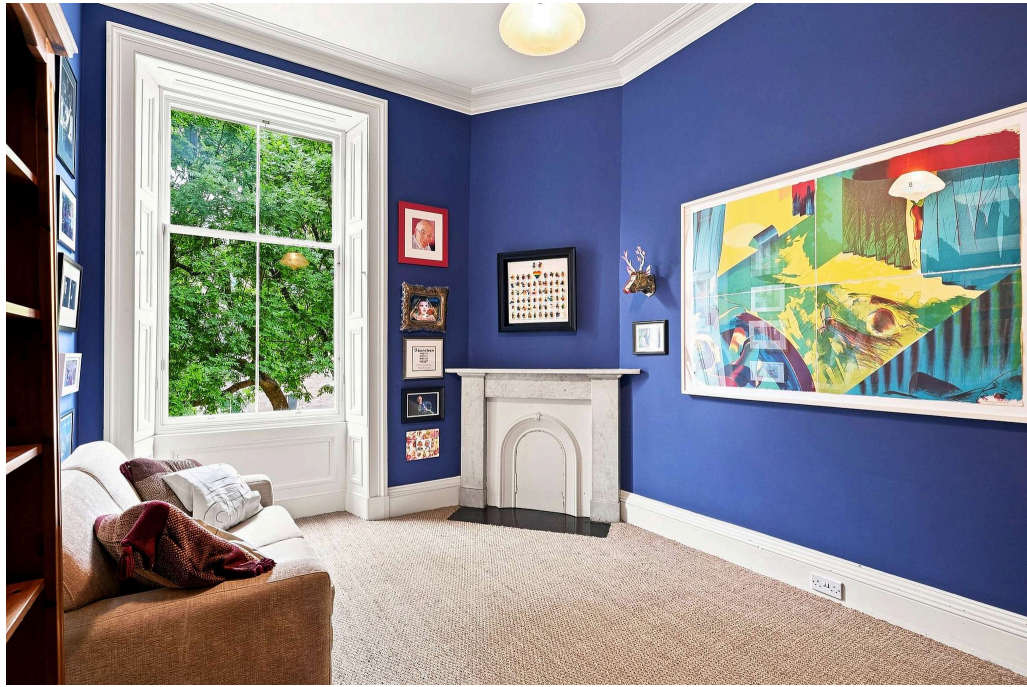
A number of light fittings will not be included within the sale and will be replaced:

Hallway: Antique wall mounted light fittings (4) - will replace with simple working units

Dining room: Chandelier and chain (will replace with light fitting and simple shade) and Brass Fender

Brown Room: Chandelier (will replace with light shade)

Blue Room: Copper and glass light shade and chain (will replace with simple light fitting and shade)



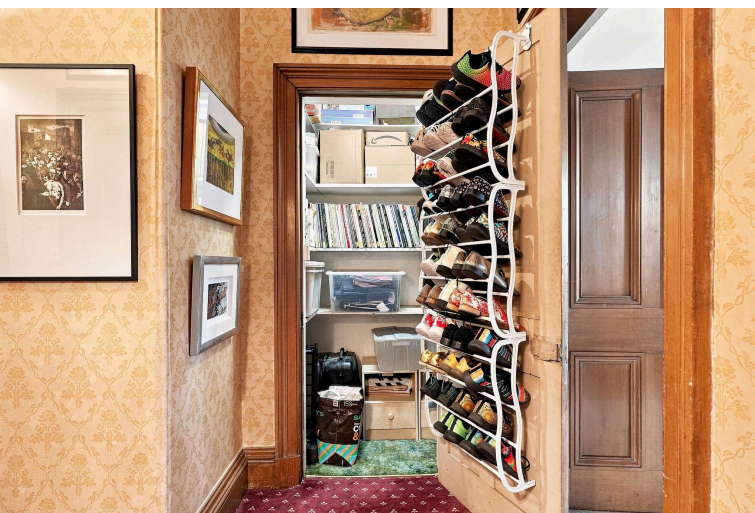
“ The accommodation combines generous proportions with comfort and character, with each individually styled room offering its own distinctive appeal. ”

The spacious hallway provides access to all of the rooms and benefits from an excellent range of storage, with numerous cupboards offering practical solutions for modern living. To the front of the property, the principal reception room immediately impresses with its elevated leafy outlook across Warrender Park. The large bay window floods the room with natural light, while the generous proportions provide an inviting and versatile living space. The second reception room, currently used as a formal dining room, offers another impressive and welcoming space. Ornae corning, a traditional fireplace and high ceilings combine to create a real sense of grandeur and an undeniable 'wow' factor. To the rear, the kitchen enjoys a pleasant outlook over neighbouring gardens and the communal garden belonging to the property. A large pantry cupboard provides useful additional storage, while a separate cupboard houses the boiler.

The fitted kitchen will include the freestanding washing machine, cooker and dishwasher, fridge/freezer located in pantry and integrated fridge beside the cooker, all of which are included on an 'as seen' basis and are left without warranty. All three current bedrooms are generously proportioned and offer ample space for freestanding furniture. The bedrooms are served by a well-appointed bathroom, featuring a fitted bath with a mains-fed shower over, together with a particularly attractive original stained-glass window to the rear.









Location

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsbury's Local and a large Waitrose Supermarket in the area, with neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.





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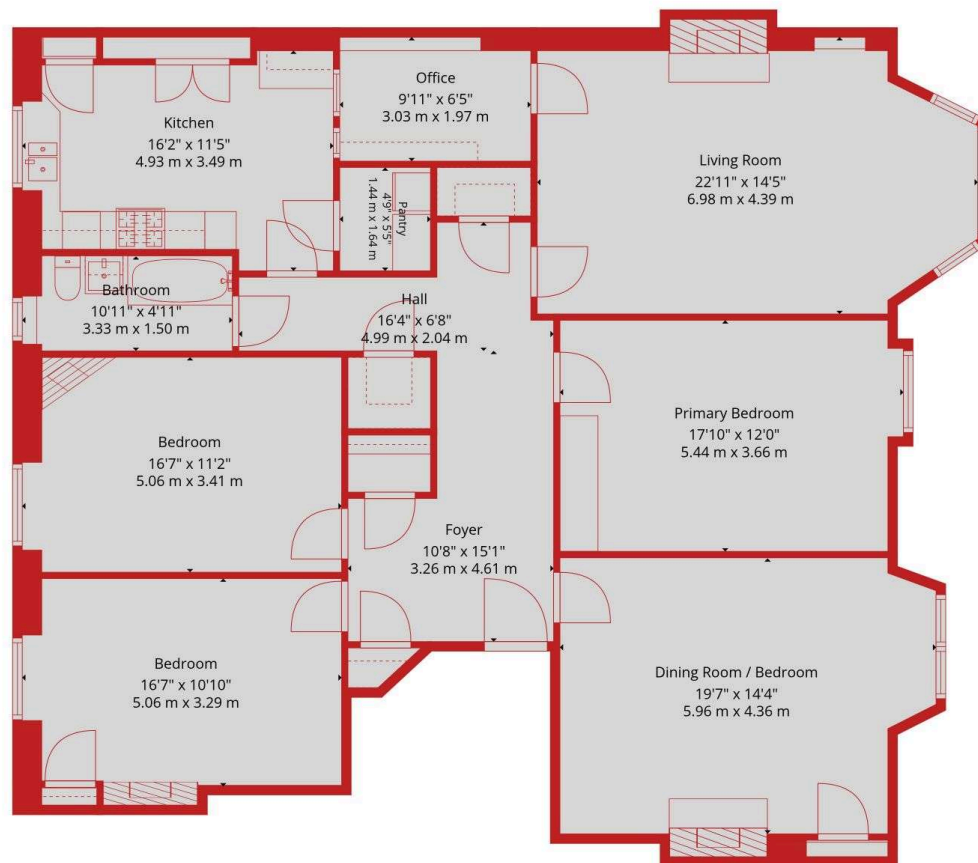
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Edinburgh EH3 6QG

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Total: 1719 sq. Ft, 160 m2

1st Floor: 1719 sq. Ft, 160 m2

Excluded Areas: Office: 64 sq. Ft, 6 M2, Fireplace: 6 sq. Ft, 1 M2, Walls: 121 sq. Ft, 11 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form 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.



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