

COULTERS<sup>©</sup>

# 10A WARRENDER PARK TERRACE

MARCHMONT, EDINBURGH, EH9 1JA

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

A truly rare and exciting opportunity to acquire a charming garden flat, enviably positioned on the edge of the Meadows and perfectly placed to enjoy both the vibrancy of the surrounding area and the tranquil beauty of its green open spaces. Offering immense scope for modernisation, this property presents a wonderful canvas for those looking to create a bespoke home tailored to their own taste and lifestyle, all within one of the area's most desirable and picturesque settings.

## KEY FEATURES



A unique garden flat located within the heart of The Meadows.



Three bedrooms.



Private south facing rear garden



Permit on-street parking.



Fantastic independent amenities on its door step.



Situated within the catchment area of well regarded schools.



EPC Rating - C



Council Tax Band - E





STAGED PHOTO



STAGED PHOTO



The property boasts a generous sitting room to the front and features double doors that open into an exceptionally spacious hall. This versatile area could serve equally well as an impressive dining space, ideal for entertaining. To the rear, the kitchen provides direct access to the private garden, enhancing the connection between indoor and outdoor living.

The accommodation is further complemented by three bedrooms and a family bathroom, offering flexible living arrangements for a variety of needs.



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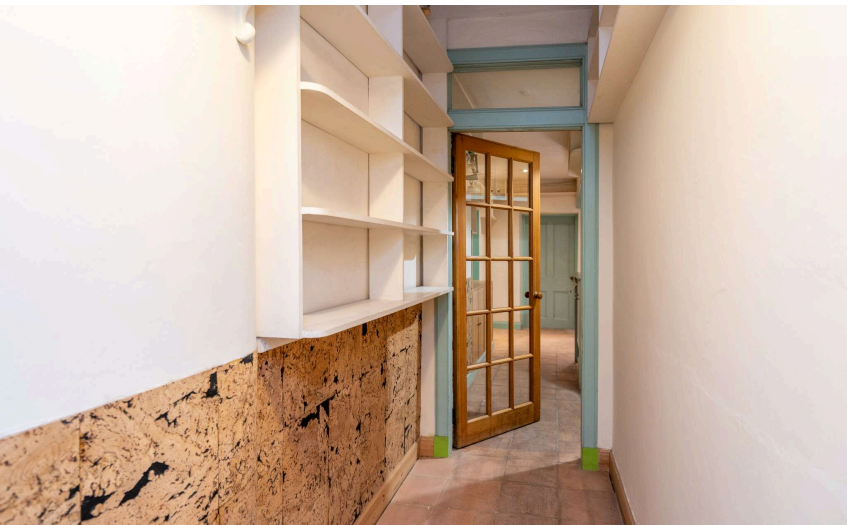


## MORE INFORMATION

The accommodation is further complemented by three bedrooms and a family bathroom, offering flexible living arrangements for a variety of needs. Externally, the property truly stands out with its unique and magical south-facing rear garden arranged over two levels.

A paved seating area with firepit, an array of beautiful planting, and a charming summer house combine to create a peaceful and inviting outdoor retreat. The property also benefits from permit on-street parking.

With its prime location and significant potential, this is a rare chance to secure a home with both character and opportunity in one of the area's most sought-after settings.







## 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, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £400,000**



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,367 SQ FT / 127 SQ M

SHED 53 SQ FT / 5 SQ M

CELLAR 42 SQ FT / 4 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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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.