



115/4 Warrender Park Road,  
Marchmont, Edinburgh, EH9 1EN

CALL US ON 0131 447 4747

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For price and viewing information please visit  
[gillespiemacandrew.co.uk/properties](https://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

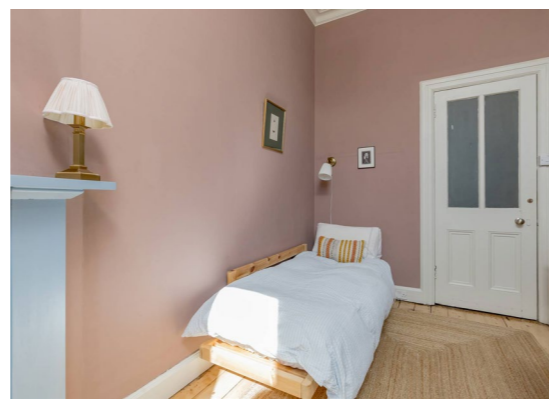
- Shared secure entry.
- Reception hall with extensive storage.
- Fabulous south facing bay-windowed living room with feature fire (currently disconnected).
- Good-sized box room/home office or study.
- Attractive dining kitchen with breakfast bar, larder storage & appliances.
- Two generously proportioned double bedrooms - one with fitted wardrobes.
- Single bedroom with feature fireplace.
- Contemporary fitted bathroom with shower.
- Double glazed sash & case windows (installed in 2021).
- Gas central heating.
- Many original features.
- Communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A stunning second floor flat situated within the prestigious Marchmont district of the city, perfectly positioned for a wide range of local amenities and within walking distance of Edinburgh City Centre. The property looks up Lauderdale Street and boasts views to Arthur's Seat and would make an ideal purchase for a professional couple or family. Brought to the market in move-in condition and with many original features.





## LOCATION

Marchmont is a highly sought-after residential area located just south of Edinburgh's vibrant city centre and the area is popular with professionals, families, students and academics alike. Residents benefit from excellent public transport links, with frequent services providing swift and convenient access to the city centre, perfect for shopping, dining, and nightlife. Marchmont is also ideally positioned for access to both the University of Edinburgh and Napier University. Marchmont itself enjoys a charming, village-like atmosphere, with a range of well-established independent shops, restaurants, cafes, and local amenities, making it ideal for a relaxed Sunday stroll or everyday convenience. For outdoor and leisure activities, residents are spoiled for choice. The Meadows and Bruntsfield Links provide expansive green space for recreation, including a popular pitch and putt course in the summer months. Nearby facilities also include Warrender Swim Centre and the Royal Commonwealth Pool, offering excellent fitness and wellness options. Marchmont falls within the catchment for James Gillespie's Primary and High Schools, both of which have excellent reputations. In addition, there are a number of highly regarded private schools nearby, including George Watson's College and George Heriot's School.



**EXTRAS:** ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FIVE BURNER GAS HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHING MACHINE, DISHWASHER AND TUMBLE DRYER.

<b>COUNCIL TAX BAND</b>	E.
<b>TRAIN STATION</b>	APPROXIMATELY 1.7 MILES TO WAVERLEY TRAIN STATION.
<b>AIRPORT</b>	APPROXIMATELY 8.2 MILES TO EDINBURGH AIRPORT.
<b>BUSES</b>	WITHIN 200 METRES.



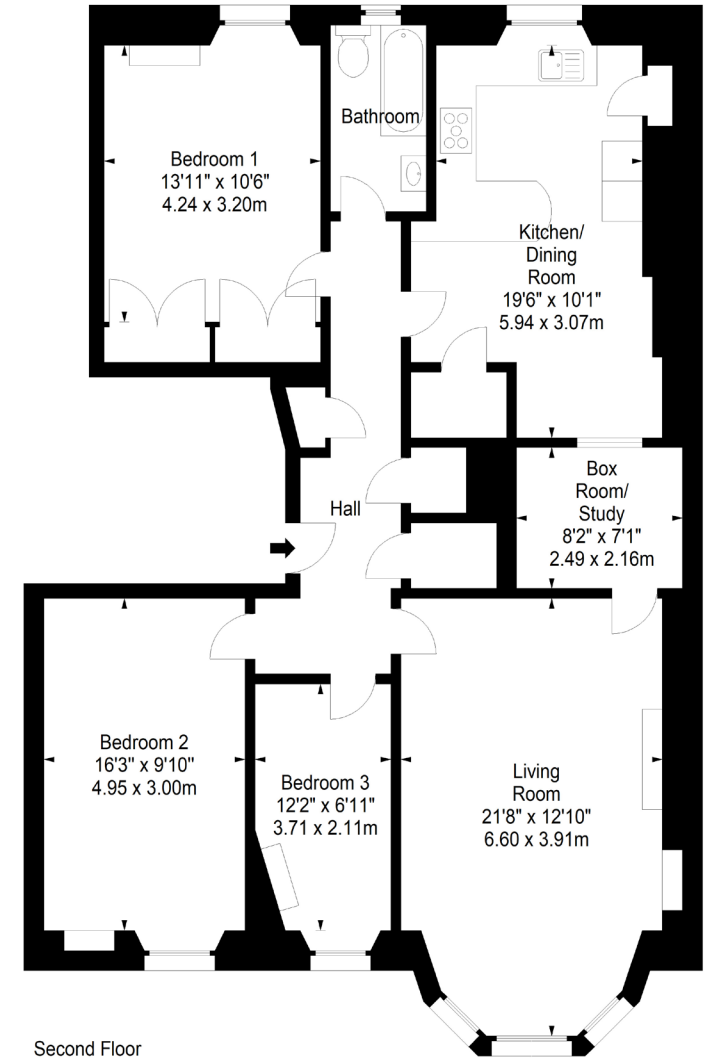
Warrender Park Road,  
Edinburgh,  
Midlothian, EH9 1EN



Approx. Gross Internal Area  
1237 Sq Ft - 114.92 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



ENERGY PERFORMANCE  
CERTIFICATE RATING C



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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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