

MARCHMONT

49/4 ARDEN STREET
EH9 1BS



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EPC RATING: D

OFFERS OVER £410,000

PROPERTY DESCRIPTION

- Hallway with two storage cupboards
- Elegant bay windowed sitting room with stunning frieze & cornicing, Edinburgh press, panelled window surrounds and feature fireplace with gas coal effect fire
- Sitting/dining room located to the rear with larder cupboard, leading to
- Modern fitted kitchen with light wood units and integrated appliances
- Two double bedrooms, both with original fireplaces
- Bathroom with period style fittings including bath with electric shower over, sink, wc & heated towel rail with tongue & groove panelling
- Handy boxroom which would make an ideal study, nursery or storage room
- Gas central heating from combi boiler located in the kitchen (updated 2025)
- Upvc framed sash & case style double glazed windows
- Resident permit parking in the street
- Well maintained communal areas with a charge of £35pa for upkeep of the large lawned shared garden



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





TRADITIONAL TWO BED TWO PUBLIC ROOM SECOND FLOOR FLAT IN POPULAR MARCHMONT LOCATION WITH WEALTH OF PERIOD FEATURES

This superb tenement property has spacious, well-presented accommodation comprising a large bay windowed sitting room (currently used as a bedroom), a good-sized family/dining room leading to a modern kitchen, two double bedrooms, a family bathroom and a handy boxroom. Situated in the heart of Marchmont with its wide array of amenities & easy access to the Meadows & the city centre, in the catchment for excellent schools, this would make an ideal home for professionals or a young 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 and 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 including 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

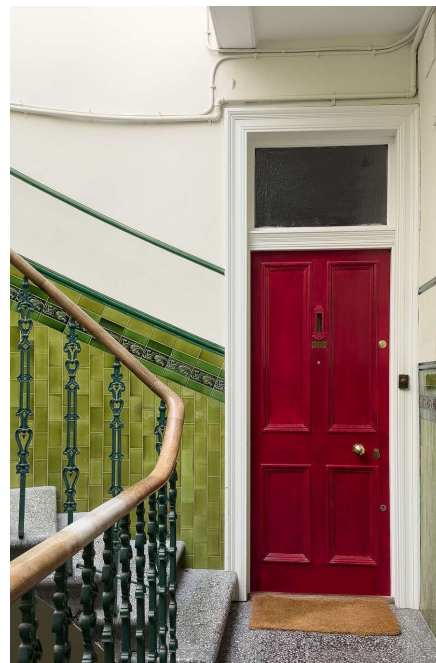
motorway network beyond.

EXTRAS

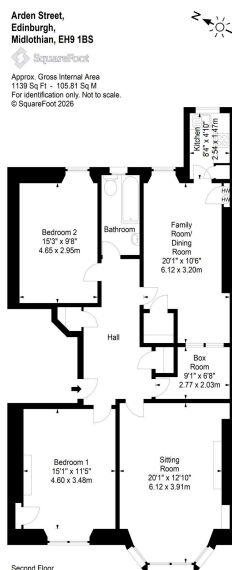
The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£435,000



Sitting room	20'1 x 12'10 (6.12 x 3.91m)
Family/dining room	20'1 x 10'6 (6.12 x 3.20m)
Kitchen	8'4 x 4'10 (2.54 x 1.47m)
Bedroom 1	15'1 x 11'5 (4.60 x 3.48m)
Bedroom 2	15'3 x 9'8 (4.65 x 2.95m)
Boxroom	9'1 x 6'8 (2.77 x 2.03m)



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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.