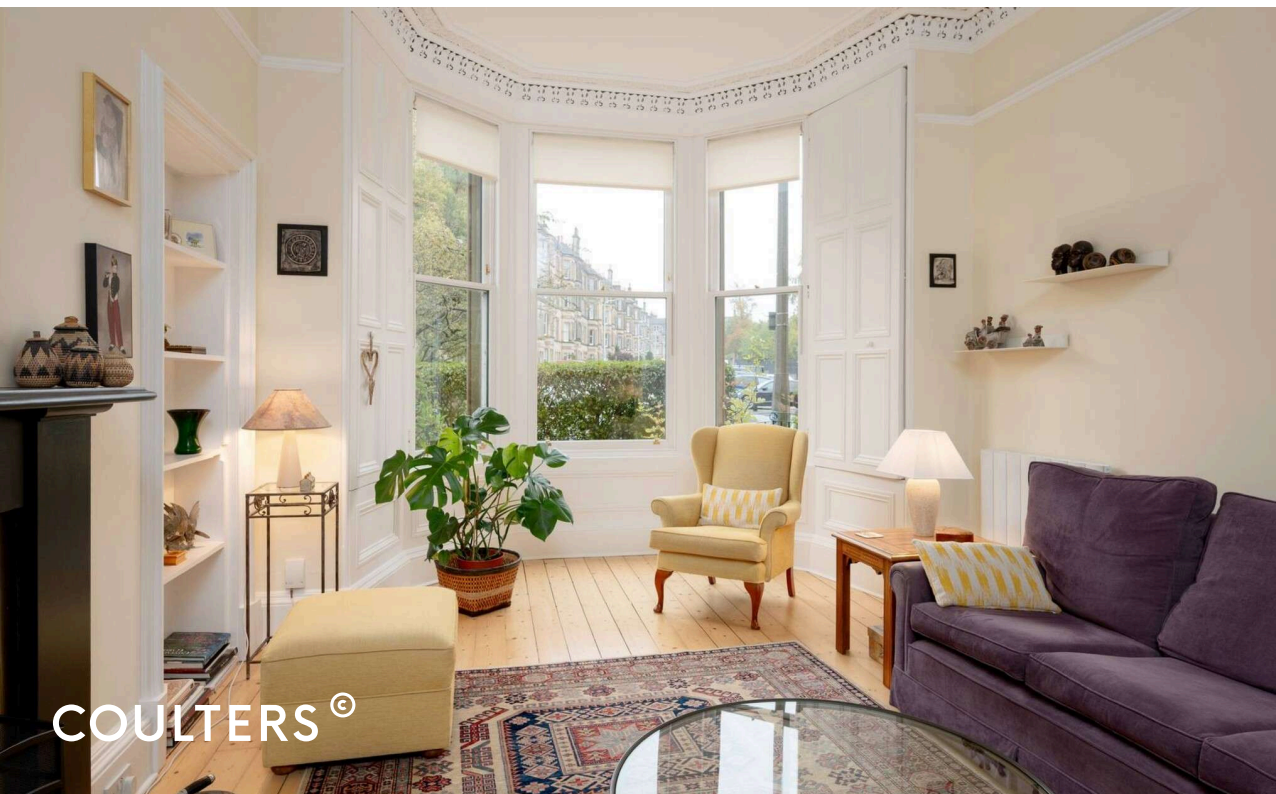


COULTERS[©]

107 WARRENDER PARK ROAD

MARCHMONT, EDINBURGH, EH9 1EN

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

107 Warrender Park Road offers a rare opportunity to acquire a stunning two bedroom maindoor flat situated in the highly desirable area of Marchmont. The property boasts wonderful private front and rear gardens, a wealth of period features and elegant, immaculately presented decor throughout.

The flat is positioned opposite Lauderdale Street and therefore has an unobstructed, south facing aspect to the front, flooding the room with natural light throughout the year.

KEY FEATURES



Beautifully presented maindoor flat.



Two double bedrooms and a useful boxroom.



Sitting room, living/dining room and kitchen.



Wonderful private front and rear gardens.



On street parking by way of a residents parking permit.



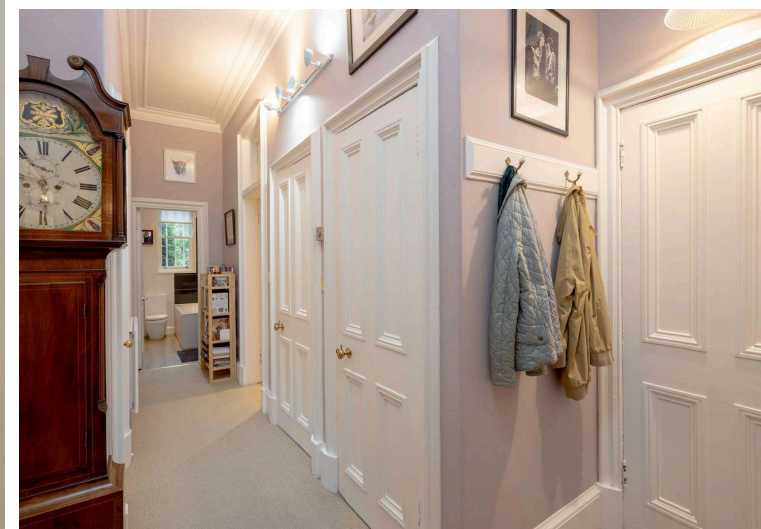
Superb location close to The Meadows.



EPC Rating - C



Council Tax Band - F



A pathway leads through the garden to the front door and entrance vestibule which has a tiled floor. The hallway has a lovely arched feature and three good storage cupboards - one of which has space to fit a washing machine and tumble dryer.

The bay windowed sitting has an open fireplace, a stripped and sanded wooden floor and a door leading to the boxroom, which also has a door to the hall.

To the rear of the property is a dining room, which also has space for a sofa, with a window seat, pantry cupboard and door to the kitchen. Underfoot, there is beautiful engineered oak flooring. The kitchen has a good range of base and wall units, window with leafy view, and door to the private rear garden.





MORE INFORMATION

Double bedroom 1 is also situated to the rear of the flat with a very private, leafy outlook over the rear garden. A delightful marble feature fireplace is in one corner. It benefits from a built in cupboard and storage and the large wardrobe will also remain.

The second double bedroom is situated to the front with another feature fireplace. A contemporary bathroom with shower over the bath completes the accommodation.

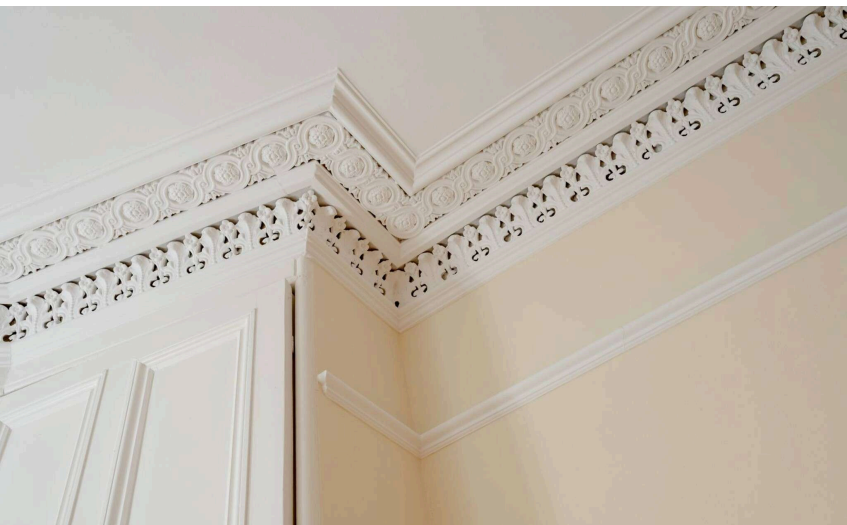
Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

The beautiful private rear garden has a paved area surrounded by established borders. A few steps lead to a cellar storage space. A gate gives access to the communal garden.

To the front is an attractive, low-maintenance private garden, enjoying a south-facing aspect and enclosed by established hedging providing privacy.

On-street parking is available by way of a residents' parking permit.









THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows and Bruntsfield Links, 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 Sainsburys, along with a Margiotta, local fishmonger and greengrocer. 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 Aquin'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 fitted flooring, blinds, the wardrobe in bedroom 1, hob, oven, washing machine, dishwasher and under counter fridge are included in the sale price. Please note that the light fittings in the sitting room and front bedroom are not included in the sale and will be replaced with a standard pendant light fitting.



Warrender Rark Road, EH9 1EN



Approx. Gross Internal Area

1186 Sq Ft - 110.18 Sq M

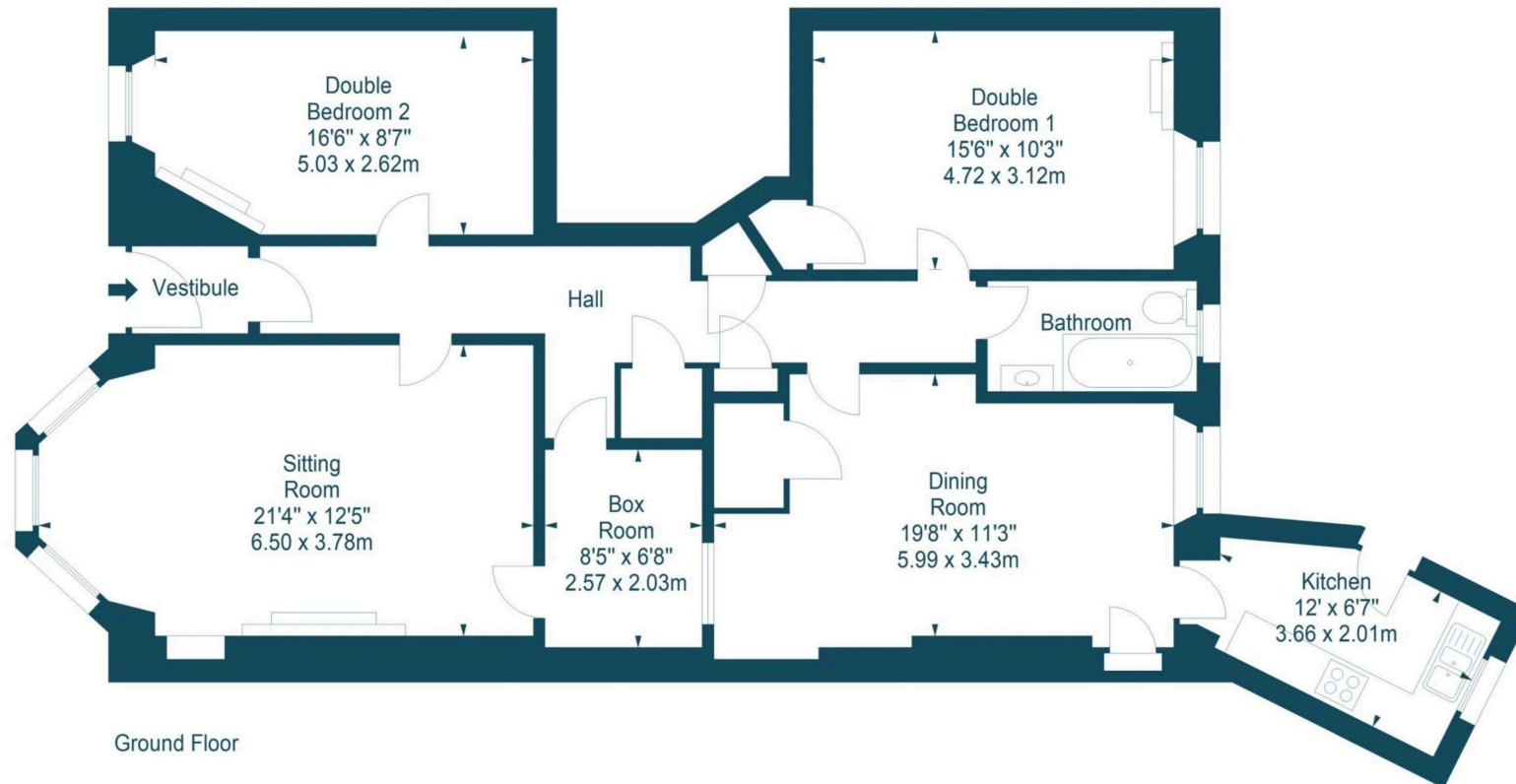
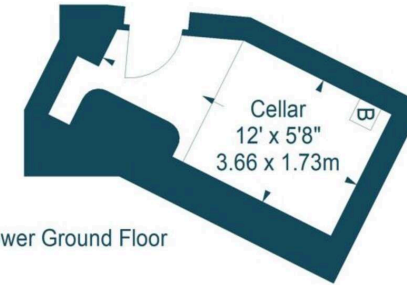
Cellar

Approx. Gross Internal Area

67 Sq Ft - 6.22 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.