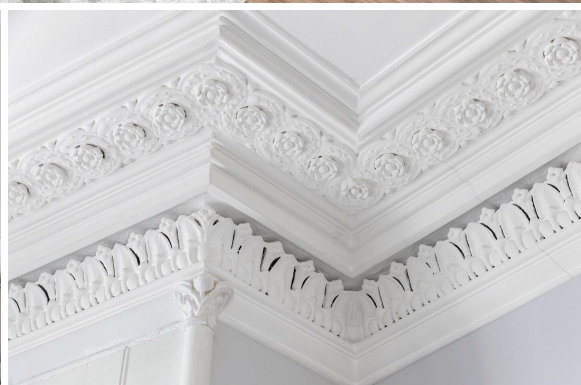




18/6 Warrender Park Road
MARCHMONT | EDINBURGH | EH9 1JG


warners
solicitors & estate agents



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Set in a handsome traditional tenement in the heart of sought-after Marchmont, moments from The Meadows, excellent amenities and a myriad of university buildings is this spacious second floor apartment. Boasting opulent period features, a well-kept communal garden and views to Arthur's Seat this property would make an ideal buy on the doorstep of some of the city's best cafes, bars and restaurants.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with detailed cornicing, feature fireplace and large box room off, a luxury dining kitchen with attractive units, generous dining space and deep pantry cupboard, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Stunning second floor apartment in charming tenement
- Heart of prestigious Marchmont location
- Close to university buildings and excellent cafes
- Welcoming hallway
- Bright bay windowed lounge
- Spacious dining kitchen
- Two large double bedrooms
- Stylish shower room
- Ornate period features
- Fine views
- Well-kept communal garden

Energy Rating D. Council Tax band E.

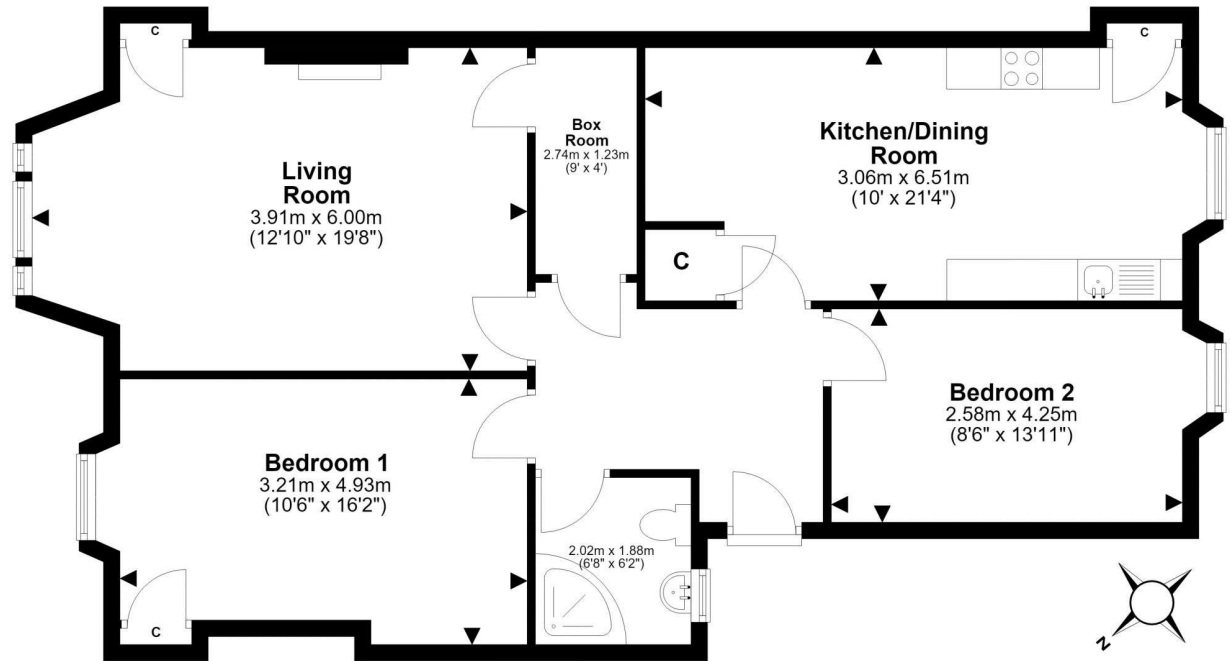
Included in the sale will be the light fittings, curtains, blinds and kitchen appliances.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Positioned just South of the city centre, Marchmont falls within the Meadows and Bruntsfield conservation area and represents one of the most desirable postcodes in the capital. The area is popular with students, professionals and families alike owing to its leafy setting adjacent to The Meadows and proximity to the city centre, financial district and university quarter. The location enjoys a vibrant blend of independent shops and branded retailers, artisan coffee shops, cafes, takeaways, bars, pubs and restaurants. There is a Waitrose store and an M & S Food in neighbouring Morningside and a Sainsbury's Supermarket at nearby Cameron Toll. Sport and fitness enthusiasts are spoiled for choice when it comes to indoor and outdoor facilities: from a state-of-the-art gym and swimming facilities at the Warrender Park Leisure and Royal Commonwealth Pool, to tennis courts at the Meadows. The property falls within the catchment area for some of the best primary and secondary schools and is also conveniently placed for a choice of well-regarded independent schools.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.