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61/4 Warrender Park Road
MARCHMONT | EDINBURGH | EH9 1ES


warners
solicitors & estate agents



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Beautifully presented and exceptionally spacious second floor flat showcasing a lovely mix of traditional period features and stylish fittings.

The property boasts a south-facing outlook to front and a prime position in a sought after area close to the Meadows, central universities and varied amenities.

Early viewing is highly recommended to appreciate what is on offer in this ready to move into home. See below for the highlights!

Accommodation

- Full of sunlight due to its south-facing aspect and an open outlook up Arden Street opposite, the large bay window living room offers ample free floor space for relaxation and entertaining and is much enhanced by period style features, including decorative cornice and ceiling rose, sanded flooring and a mantelpiece with tiled ingoes (gas fire not connected)
- Re-fitted in 2022 with contemporary dove grey shaker style units, wood effect work surfaces and attractive tiled splash-backs, the kitchen has a dining recess and larder
- Sunny twin window principal double bedroom with decorative cornice to the ceiling
- Second double sized bedroom
- Handy boxroom/study with open wardrobe storage
- A vintage claw foot bath, electric shower, modern wash-basin and WC and metro tiled surrounds all feature in the charming bathroom
- Entrance hallway with stripped wood doors to accommodation and two useful store cupboards

Features

- Gas central heating
- Security entry phone system access into communal stair
- Shared rear garden with lawn sheltered by mature trees
- Metered and permit parking on street
- Huge choice of amenities within walking distance

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



Energy Rating C, Council Tax C

All fixtures, fittings, integrated appliances & the piano are included in the sale.

Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.



