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31/6, Warrender Park Road, Edinburgh, EH9 1HJ

Tastefully Presented and Exceptionally Spacious, Four-Bedroom, Second-Floor Flat

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Property Description

Tastefully presented and exceptionally spacious, four-bedroom, second-floor flat, forming part of an impressive traditional stone-built tenement. Ideally placed for the city centre and universities, in the highly sought-after and fashionable Marchmont district, just south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, a box room, and a family bathroom.

This period property includes tall ceilings, ornate cornice work, a front-facing bay window, and extensive storage spaces. In addition, there is a modern fitted kitchen and bathroom, gas central heating, generous room sizes, and multiple TV points.

There is a secured entry system and a shared garden to the rear, with ample zoned parking to the front and surrounding streets.

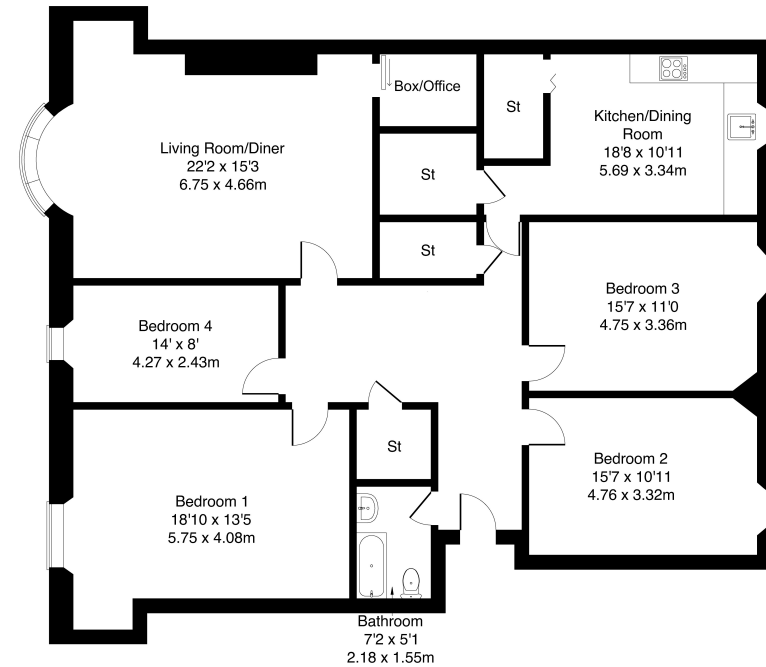
A carpeted entrance hall provides access to all rooms throughout the property, creating an inviting first impression with ample natural light and convenient access to built-in storage. The spacious living room is bright and welcoming, featuring a large bay window that floods the space with light. Additional highlights include a wall-mounted TV point, plush carpeted flooring, cornice detailing, a central light fitting, and a useful box room/office, providing additional flexibility, ideal for home working, storage, or a compact guest space. The modern fitted kitchen is both stylish and functional, equipped with stone-effect worktops, tiled-effect flooring, a tiled splashback surround, spotlighting, and a stainless steel sink with drainer. It also benefits from a built-in storage cupboard and comes complete with appliances including a washing machine, microwave, oven, and gas hob with an overhead canopy extractor. The property boasts four generously sized bedrooms, each offering comfortable living space and versatility to suit a range of needs. The principal bedroom enjoys excellent proportions, with ample room for a king-sized bed, bedside furniture, and freestanding wardrobes or fitted storage. Bedrooms two and three are also well-sized, perfect as a spacious double or ideal for use as a guest room. Bedroom four offers great flexibility and can comfortably accommodate single or small double beds, along with storage solutions. Each room is bright and neutrally decorated, providing a blank canvas for personal touches. Three built-in storage cupboards can be found in the hallway, offering excellent additional storage options throughout the home. Completing the property, the contemporary three-piece bathroom features tiled-effect flooring, a tiled splashback surround, a shower over the bath, spotlighting, and a sleek ladder-style heated towel rail.

The living room, bedrooms one, two & three are virtually staged with our compliments.



31/6 Warrender Park Road, Marchmont, Edinburgh, EH9 1HJ

Approximate Gross Internal Area: (1496 sq ft - 139 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the highly desirable area of Marchmont, this property enjoys a prime position with easy access to Edinburgh's universities, hospitals, and a wealth of local amenities. The area is renowned for its excellent schooling options, including James Gillespie's Primary and High School, St Thomas of Aquin's RC High School, and St Peter's RC Primary School, making it particularly attractive to families. Marchmont is ideally placed near the vibrant neighbourhoods of Morningside, Newington and Tollcross, all of which offer an array of independent shops, cafes, restaurants, cinemas and theatres, providing a rich and diverse local lifestyle. Residents can also enjoy close

proximity to some of Edinburgh's most cherished green spaces, with Bruntsfield Links and The Meadows just a short stroll away. These expansive parks offer public tennis courts, children's play areas, and a pitch and putt course, perfect for leisure and outdoor activities. For more adventurous walks and stunning views, Holyrood Park, Arthur's Seat, and the Salisbury Crags are a short distance to the east. With the city centre easily reached on foot, the area is also well-served by excellent public transport links, with regular bus services running from Marchmont Road and Melville Drive, ensuring quick and convenient access to all corners of the capital.





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