



Thorntons 
The right way to move

Flat 22/9
Warrender Park Rd

Marchmont, Edinburgh EH9 1JG





Summary

With its central location in sought-after Marchmont, this beautifully presented three-bedroom traditional tenement flat enjoys spacious accommodation and neutral interiors with a wealth of charming retained original features. Fronted by a sizable bay window and enjoying an open-plan design, the living and dining kitchen is fitted with stylish worktops, sleek appliances and contemporary cabinetry. The period home further boasts two sun-filled double bedrooms with wardrobes and a versatile single/third bedroom with storage. Completing the accommodation is a family bathroom with shower-over-bath. Externally, the handsome Victorian building offers mature communal garden grounds with outdoor seating space and play areas. Extras: all fitted floor and window coverings, light fittings and integrated appliances.

Features

- Handsome third/top-floor tenement flat
- Situated in highly desirable Marchmont
- Outstanding location near Marchmont, Meadows and Bruntsfield
- Secure shared entry system and stairwell
- Neutral interiors with retained period elements
- Inviting entrance hall with storage
- Bay windowed living/dining/kitchen
- Two sun-facing double bedrooms with wardrobes
- A versatile third south-facing bedroom
- Bathroom with shower overhead
- Communal garden grounds
- On-street parking
- GCH and traditional windows




"An open-plan living and dining kitchen enjoys a large bay window, decorative cornicing, a ceiling rose, new flooring throughout, a fireplace, and an Edinburgh press. "









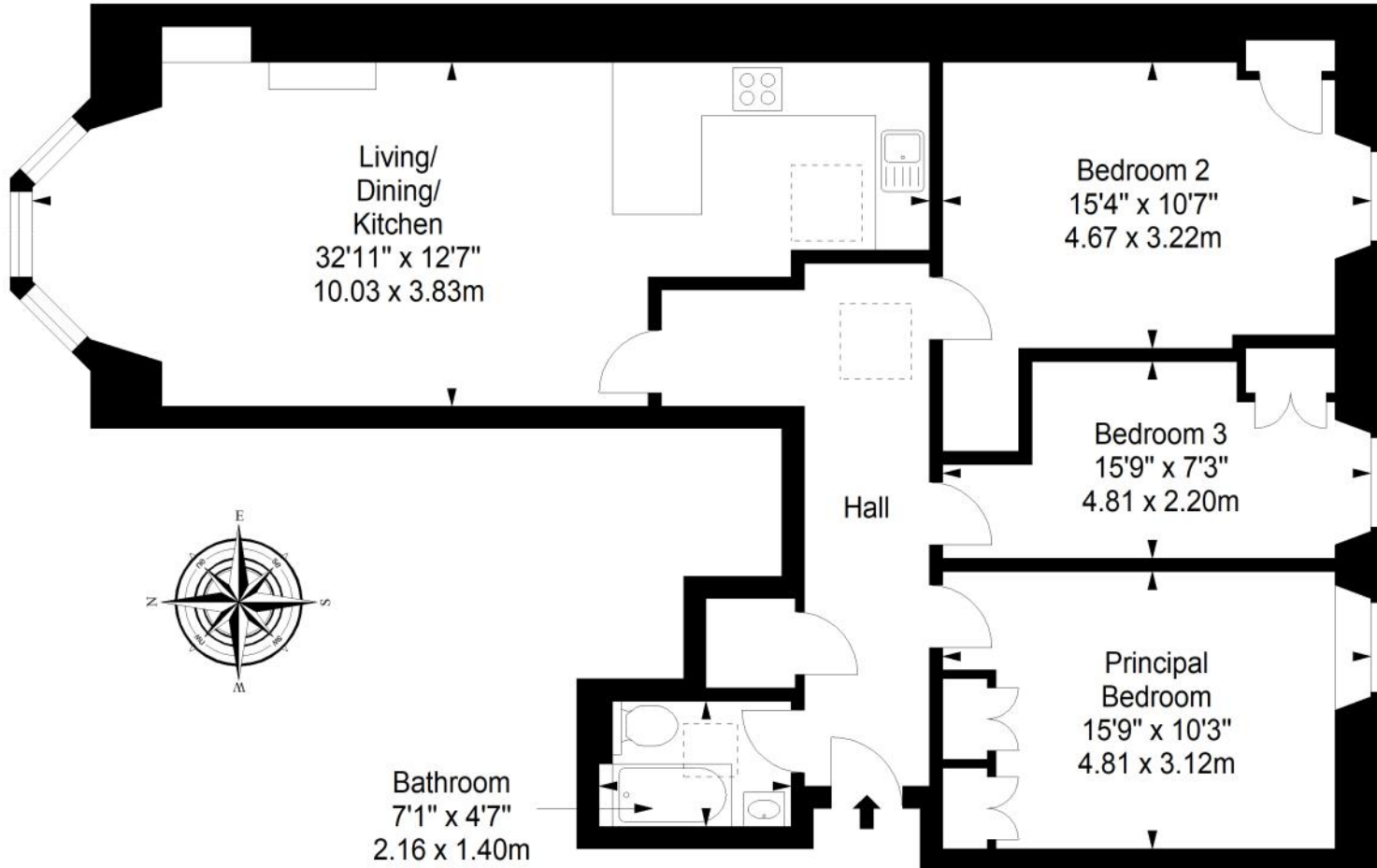
"Set within easy reach of excellent amenities, transport links and green space."



Floorplan

Third Floor

Approx. 88.2 sq. metres (949.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.4 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland