



21 (1F1),
Warrender Park

Terrace, Marchmont,
Edinburgh, EH9 1EF





Summary

This four-bedroom, first-floor flat, which forms part of a handsome traditional tenement in Marchmont, enjoys bright and spacious interiors and a neutral palette of décor throughout, enhanced by lovely period features and canopy park views overlooking the Meadows. The home comprises a generous living room with a sizeable bay window for ample natural light, an open-plan dining room and galley-style kitchen, four bedrooms and a modern bathroom with a shower-over-bath and a towel radiator. Outside, 21 (1F1), Warrender Park Terrace benefits from an enclosed rear garden and zoned permit parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

Features

- Generous first-floor flat with lovely period details
- In the Marchmont conservation area
- Canopy views over The Meadows towards the Castle
- Entrance hall with storage
- Bay-windowed living room with fireplace and a press
- Open-plan kitchen/dining room
- Main bedroom with fireplace
- Two more double bedrooms
- Versatile single bedroom/study
- Bathroom with overhead shower
- Enclosed shared rear garden
- Controlled on-street parking (Zone 8)
- Gas central heating and traditional windows



“A spacious first-floor flat with four bedrooms, a generous living room, open-plan kitchen and dining room and a family bathroom.”







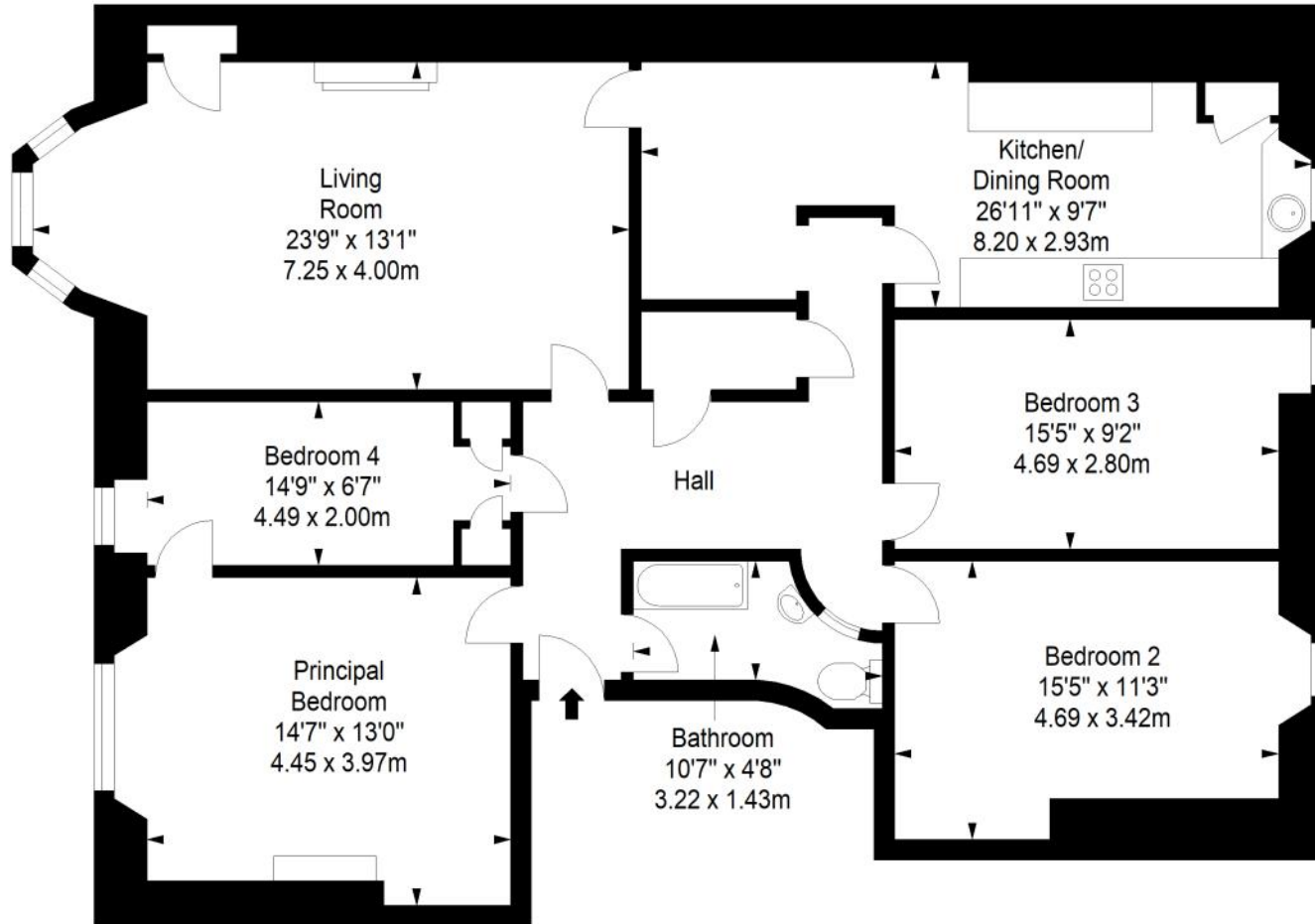
“This exceptionally spacious four bedroom traditional flat is within walking distance of the city centre, The Meadows and the University of Edinburgh.”



Floorplan

First Floor

Approx. 128.8 sq. metres (1386.4 sq. feet)



Total area: approx. 128.8 sq. metres (1386.4 sq. feet)



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