

# 20 Flat 4 Arden Street

EDINBURGH, EH9 1BP



*Spacious and Modern Second Floor Flat In  
Edinburgh's Desired Marchmont.*



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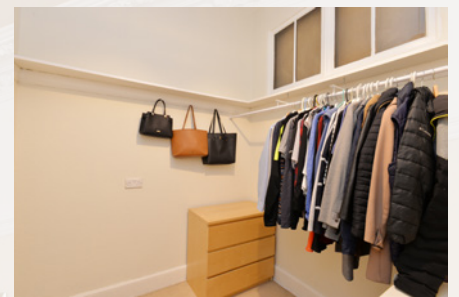




McEwan Fraser Legal is delighted to present this three-bedroom second-floor apartment in Marchmont. The property is in walk-in condition with complimentary original features throughout.



## BEDROOM 1



The property benefits from three double bedrooms which are large and bright spaces with opportunities for freestanding furniture. The master of which boasts lovely cornicing and bay window. Originally the master bedroom would have been the lounge for the apartment.





## BEDROOM 2 & 3





# THE LOUNGE



The spacious living area is flooded by natural light and accommodates the dining area very well. This room has various possibilities when discussing layout.



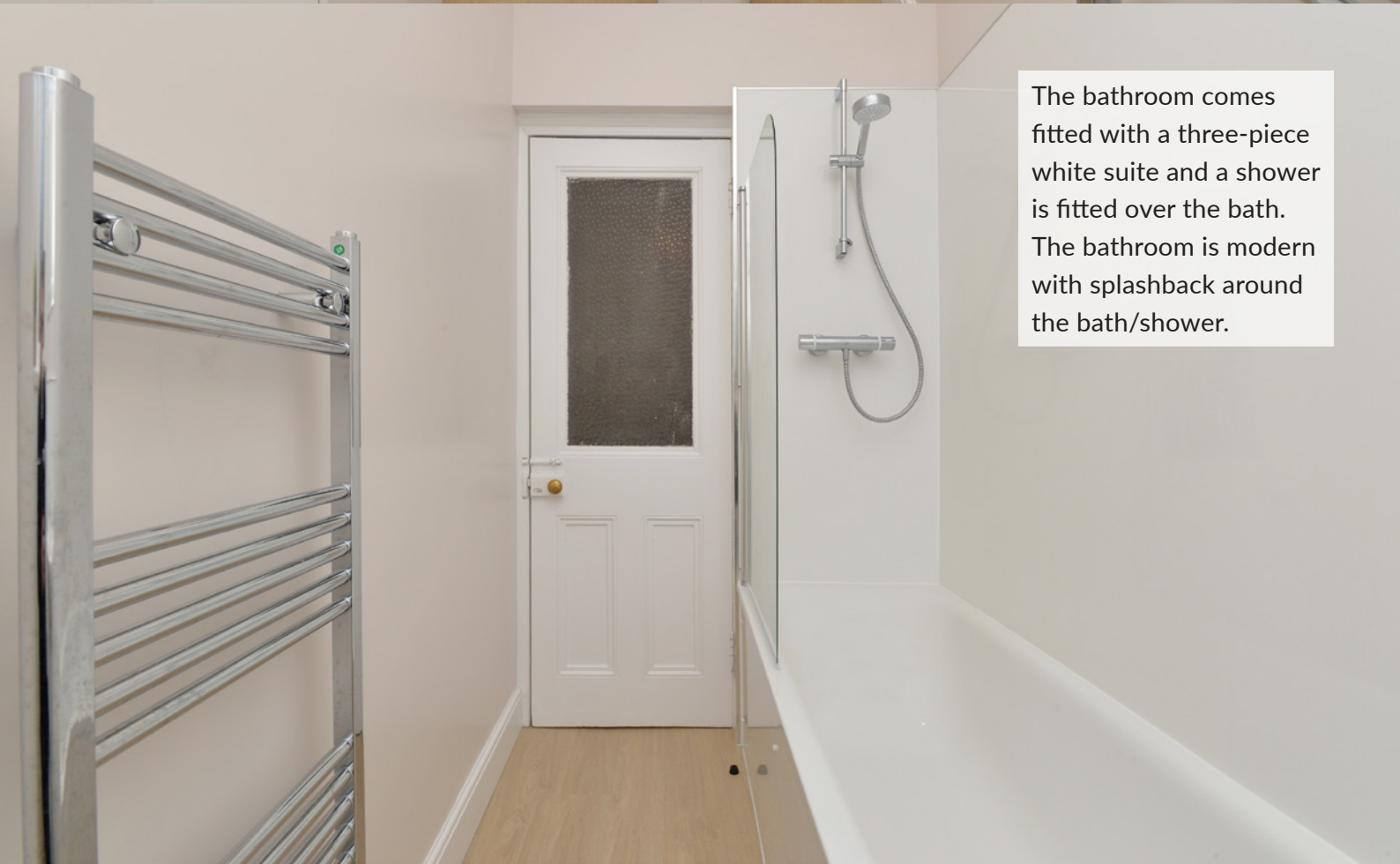


# THE KITCHEN

The fully equipped kitchen is accessed from the spacious lounge/dining room. The kitchen is situated in what would have originally been the Scullery and the lounge/diner is in what would have been the kitchen to allow for the property to accommodate three bedrooms. The kitchen is well equipped and accommodates an electric hob, fan oven and the pantry cupboard houses the freestanding fridge freezer.



# THE BATHROOM



The bathroom comes fitted with a three-piece white suite and a shower is fitted over the bath. The bathroom is modern with splashback around the bath/shower.



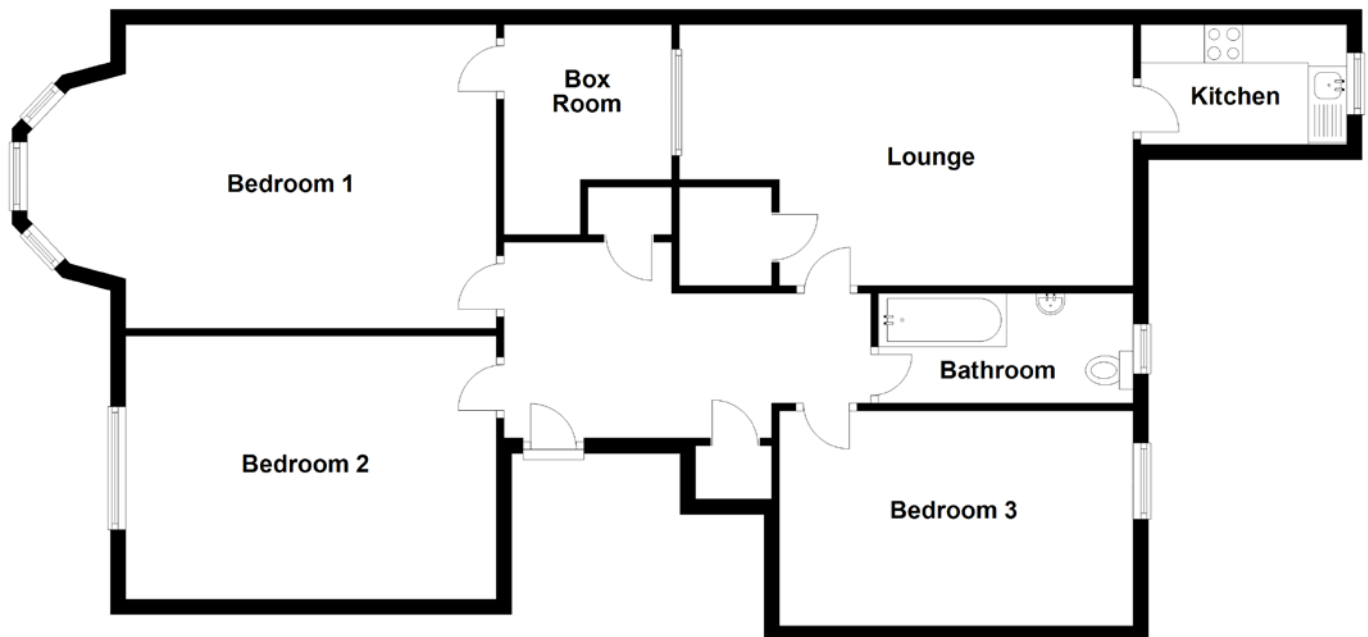
In addition to this, the property includes on-street residents parking, a large communal garden and has a new gas combination boiler making the home warm and cost-effective all year round. This is a rare opportunity to acquire a central apartment in a fantastic location near the city centre.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



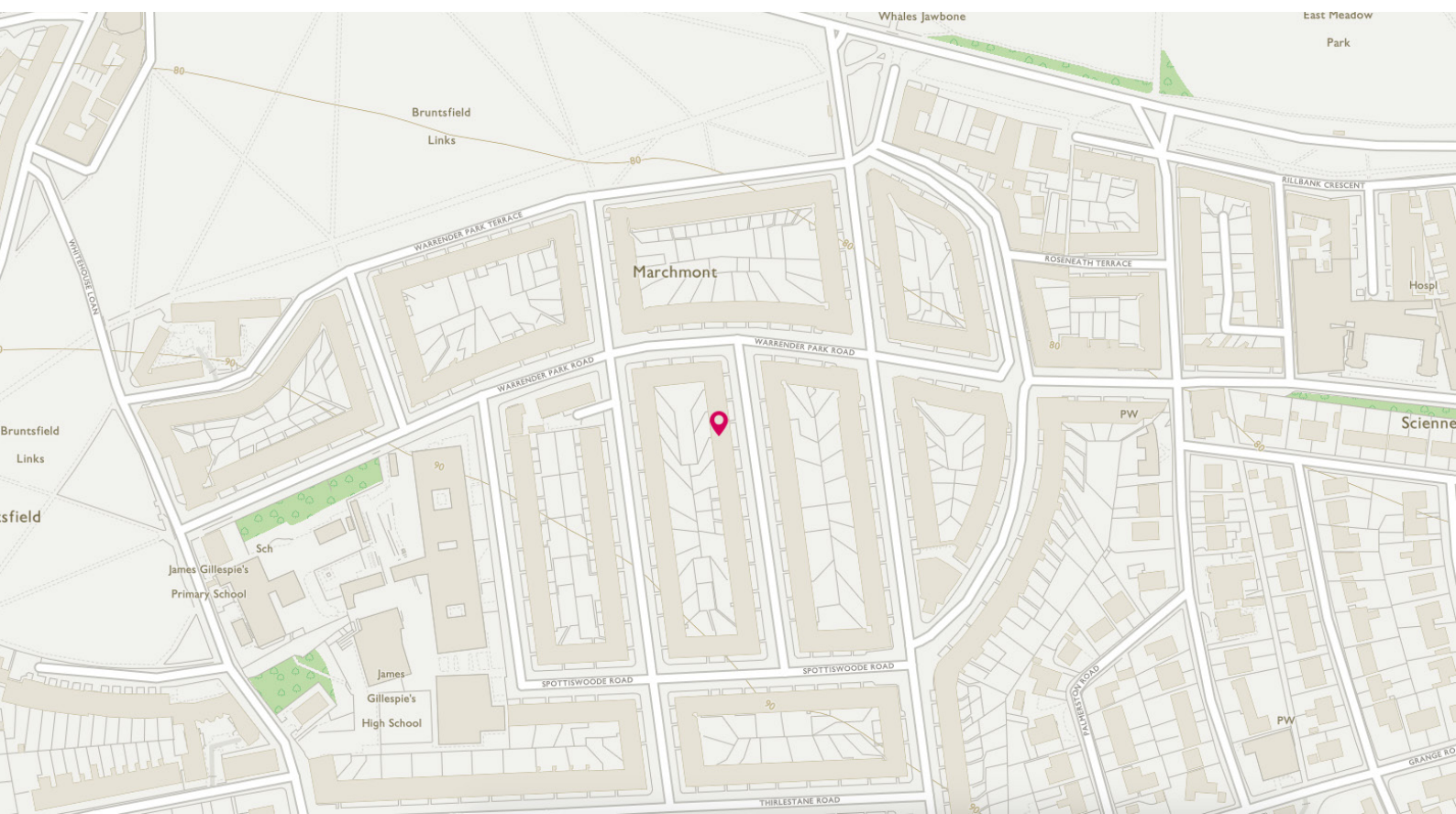
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.95m (19'6") x 3.42m (11'3")
Kitchen	2.70m (8'10") x 1.57m (5'2")
Bedroom 1	5.87m (19'3") x 3.98m (13'1")
Box Room	2.75m (9') x 2.20m (7'3")

Bedroom 2	4.86m (15'11") x 3.45m (11'4")
Bedroom 3	4.15m (13'7") x 2.82m (9'3")
Bathroom	3.34m (10'11") x 1.44m (4'9")

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup>

EPC Rating: C





# THE LOCATION

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.







There are also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city. The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches. Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the city, Morningside shopping area and the Royal Infirmary. The City Bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.



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