

11/1 Arden Street

MARCHMONT, EDINBURGH, EH9 1BR



*SPACIOUS TWO BEDROOM
FIRST FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this modernised, bright and spacious two bedroom first floor flat in one of Edinburgh's most sought after areas of Marchmont.

Inside, the property comprises a spacious living room featuring bay window, high ceilings, cornicing and a feature fireplace. The kitchen/diner is situated off the hallway and has a utility room as part of the scullery. The kitchen has been fully upgraded by the current owners and has been finished to a high standard. The property further benefits from two generously proportioned double bedrooms with excellent space for free-standing furniture and various options for furniture arrangements. There is a large box room which could be used as an extra bedroom/office/study. Whilst there is only one bathroom in the property, you will not be disappointed, the bathroom has been upgraded and comes with a full white three piece suite with a shower over the bath.

In addition to this, the property includes on-street residents parking, gas combi boiler and benefits from being upgraded throughout. As such the property is expected to be of particular interest, so early viewing is recommended.





Kitchen/Diner









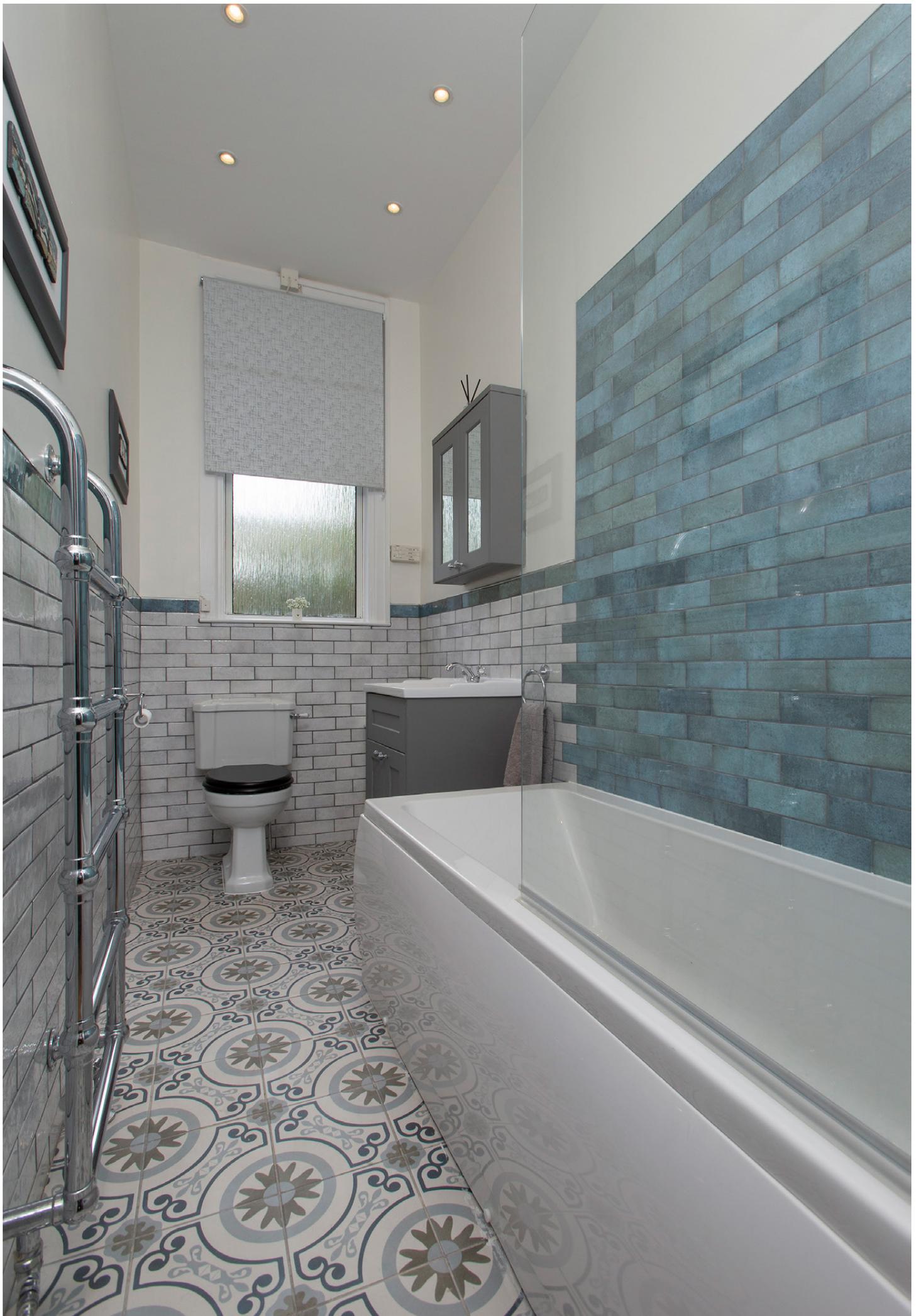
Bedroom 1



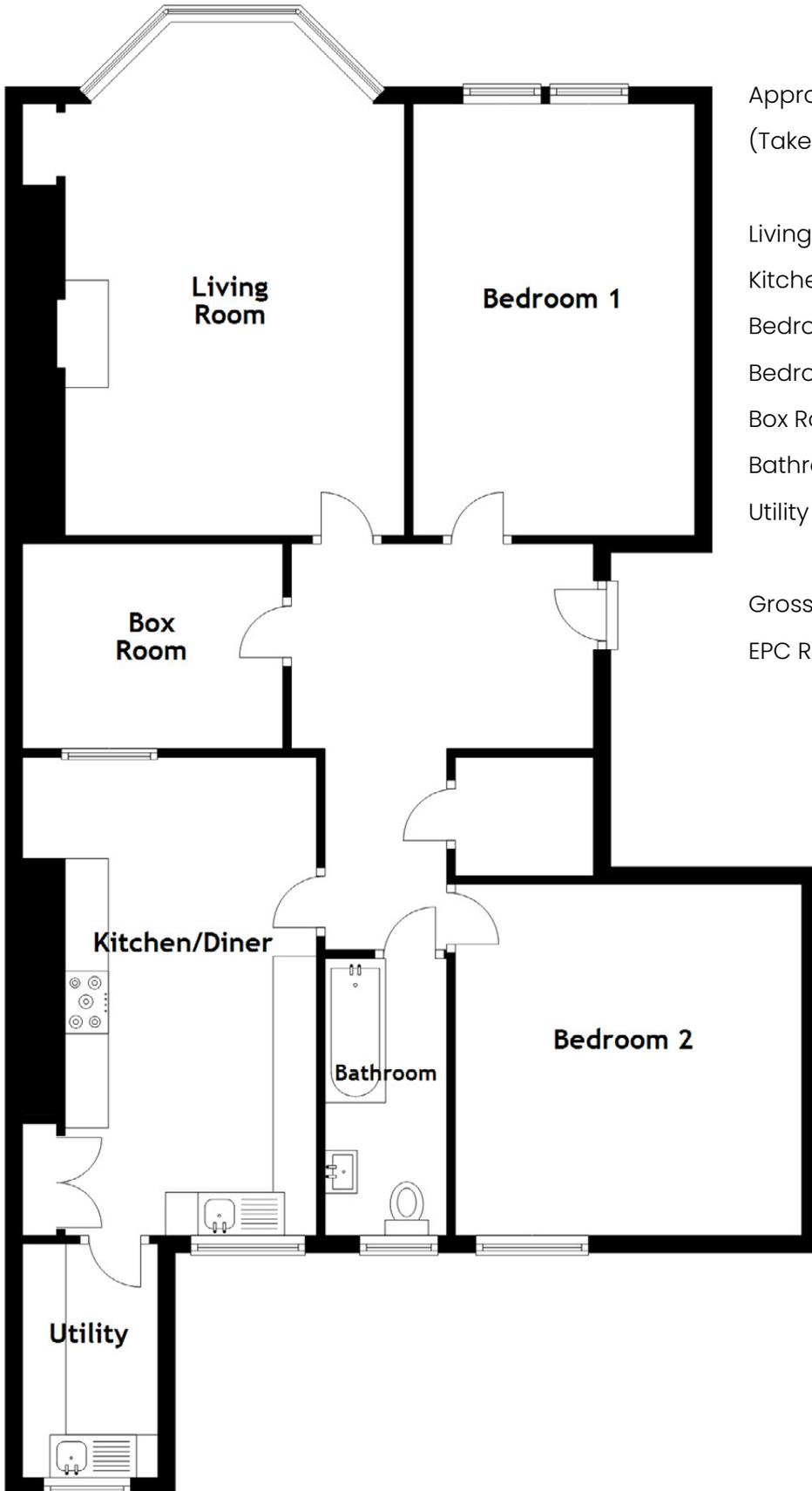


Bedroom 2









Approximate Dimensions
(Taken from the widest point)

Living Room	6.34m (20'10") x 3.92m (12'10")
Kitchen/Diner	5.58m (18'3") x 2.90m (9'6")
Bedroom 1	5.03m (16'6") x 3.26m (10'8")
Bedroom 2	4.10m (13'5") x 4.00m (13'2")
Box Room	3.01m (9'10") x 2.39m (7'10")
Bathroom	3.23m (10'7") x 1.41m (4'7")
Utility	2.72m (8'11") x 1.56m (5'2")

Gross internal floor area (m²): 113m²

EPC Rating: C



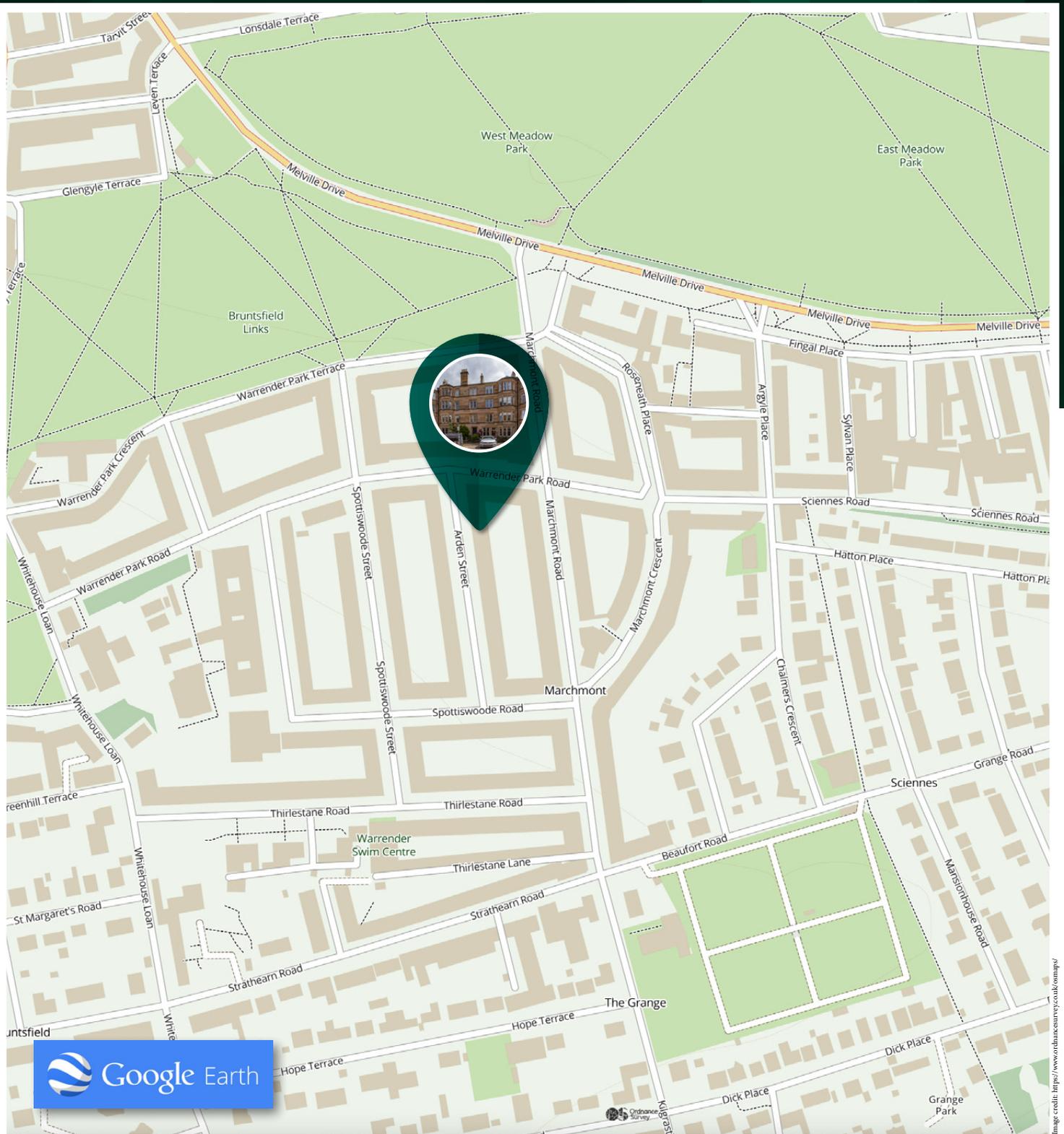


Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.

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.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
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