



4(1F1) Warrender Park Crescent

MARCHMONT, EDINBURGH, EH9 1DX



THE LOCATION

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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.

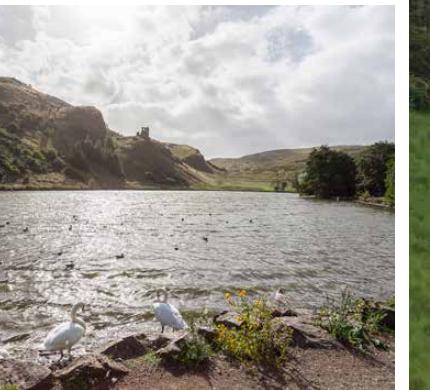
There are also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city.

Because of these facilities and location, Marchmont is a very sought after area for young professionals, students and families, there are excellent state primary and secondary schools in the area, as well as private schools.

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.



4(1F1) WARRENDER PARK CRESCENT

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An excellent opportunity has arisen to acquire this highly desirable five bedroom first-floor flat, making for an ideal buy-to-let opportunity or city centre residence, while being well located within the popular Marchmont area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a utility cupboard and a shelved linen cupboard and a bright and spacious sitting room which boasts a large bay window with window shutters, two Edinburgh press cupboards, period cornicing and a feature gas fire.

The open plan, partially tiled kitchen/diner benefits from an extractor hood, a utility area and the potential of creating an area of attic space within the lowers ceilings which covers the utility area.

Two of the spacious double bedrooms have feature gas fires and Edinburgh press cupboards, while one of the two further double bedrooms has double built-in wardrobes and offers optional use as an additional public room.

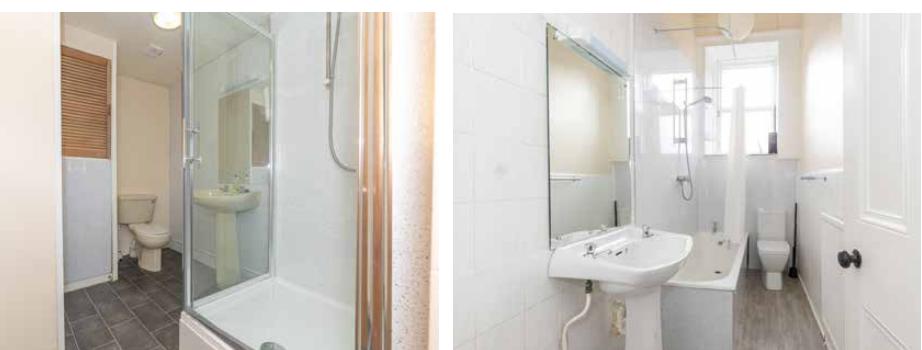
The three-piece, partially splash backed shower-room has a corner shower cubicle, built-in storage and an extractor fan, while the three-piece, partially tiled and partially splash backed bathroom has an over-head shower.

This property also benefits from gas central heating, full double glazing, high ceilings and hard-wired smoke detectors throughout, a communal garden to the rear of the property, accessed via the stairway and more than adequate on-street permit parking, with residents permits available for a small annual fee.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	8.07m (26'6") x 4.61m (15'1")
Kitchen	5.90m (19'4") x 3.26m (10'8")
Bedroom 1	6.65m (21'10") x 4.66m (15'3")
Bedroom 2	5.08m (16'8") x 3.00m (9'10")
Bedroom 3	4.50m (14'9") x 3.38m (11'1")
Bedroom 4	6.60m (21'8") x 2.07m (6'9")
Bedroom 5	4.50m (14'9") x 2.02m (6'8")
Bathroom	3.03m (9'11") x 1.33m (4'4")
Shower Room	2.68m (8'10") x 2.09m (6'10")

Gross internal floor area (m²): 174 m² | EPC Rating: D





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