



## 5/1 Argyle Park Terrace, Marchmont, Edinburgh, EH9 1JY

Well-Proportioned, Traditional, Three-Bedroom, Ground-Floor Flat

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# Property Description

Well-proportioned, three-bedroom, ground-floor flat, forming part of an impressive, traditional, stone-built tenement. Located in Edinburgh's highly sought-after Marchmont area, just south of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a shower room.

Adjacent to the iconic open parkland of The Meadows, this rarely available property offers a spacious, flexible floorplan.

Features include tall ceilings, a front-facing bay window, with working shutters, and hardwood flooring. In addition, there is a modern integrated kitchen, a generous bathroom, sash and case windows, and gas central heating.

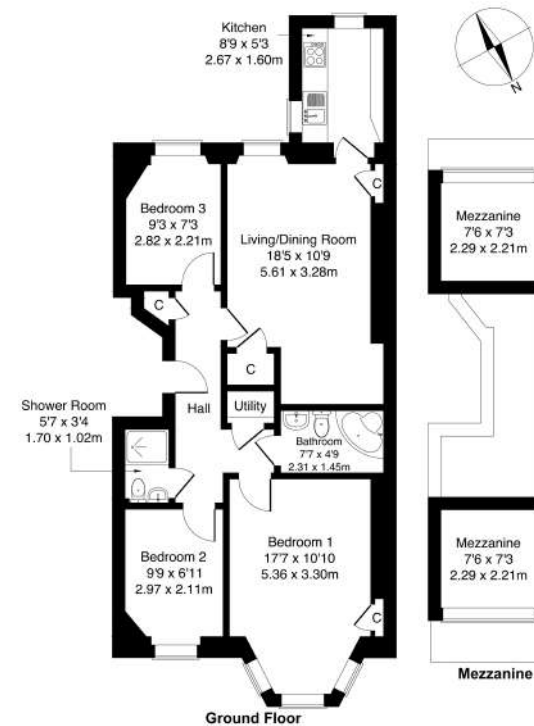
There is a secure entry system, a secluded, well-maintained, shared rear garden and a private garden to the front.

A light, airy entrance hall, housing both a cupboard and a utility cupboard, is finished with hardwood flooring, which continues into a bright living and dining room. Also benefiting from built-in storage, this spacious southerly-facing reception room offers a flexible floor plan for both lounge and dining furniture, and opens, conveniently, into a kitchen. Enjoying a similar, sunny aspect, the galley-style kitchen is fitted with modern, white units, wood-effect worktops and black splashback tiling. Appliances include an integrated oven, a gas hob, a concealed extractor fan, a fridge and a dishwasher, whilst a fridge freezer is housed in the living room cupboard and a washing machine in the utility cupboard in the hall.

A well-proportioned double bedroom features smooth corncicing, a bay window, with working shutters, and an Edinburgh Press, whilst two further bedrooms, featuring mezzanine floors, offer good-sized, versatile spaces.

A bathroom features a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring, whilst a separate shower room is finished in the same modern style.

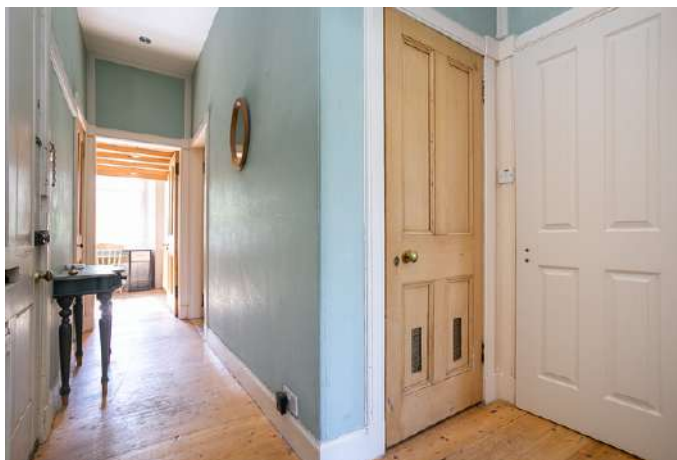
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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



## Area Description

Marchmont is a sought-after area, well-placed for access to universities, hospitals, local amenities including extensive shopping in the vicinity, and excellent schooling including James Gillespie's Primary and High School, St Thomas RC High School and St Peter's RC Primary School. Neighbouring Morningside, Newington and Tollcross offer a wide variety of specialist shops, cafes, restaurants, cinemas and theatres. The open





green parklands of Bruntsfield Links and The Meadows are situated within close proximity, and include public tennis courts, playgrounds, and a pitch and putt course, whilst Holyrood Park, Arthur's Seat and the Salisbury Crags are located a little further to the east. With the city centre easily accessible on foot, the area has frequent bus services available from Marchmont Road and Melville Drive.







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## Head Office

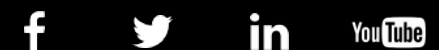
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