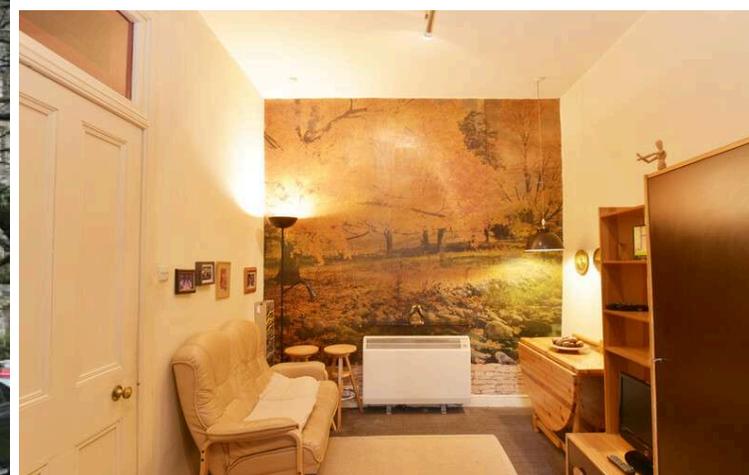


ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

36 (PF1) Warrender Park Terrace, Edinburgh, EH9 1ED
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: F

Location

This attractive ground floor tenement flat is situated in Warrender Park Terrace, within the desirable and vibrant Marchmont area of South Edinburgh. This property lies immediately adjacent to the green and open spaces of the Meadows and Bruntsfield Links, and is within walking distance of Edinburgh City Centre.

This highly sought after area is surrounded by great amenities. There are an excellent choice of local specialist shops, bars, restaurants, cafes and cultural facilities nearby in Bruntsfield, Morningside, Tollcross and Newington.

The wealth of amenities and easy access to the city centre and beyond make it a convenient area for families, professionals and also students.

Local recreational facilities include cinemas, theatres and a swimming pool/fitness centre. Schooling is accessible up to university level with primary, high schools and universities close by.

Accommodation

- Ground floor flat
- Tenement building with some original features
- Private garden to front with private patio to rear giving access to shared garden
- Living room
- Kitchen/sitting room
- 2 bedrooms
- Boxroom

Home Report

Please visit: www.allingham.co.uk or www.espc.com





General

Generously proportioned living room with large bay windows overlooking Bruntsfield Links: the bay window has an elevated seating platform with storage underneath

Kitchen with breakfast bar and sitting area

Bathroom with w/c, bath with overhead shower and wash basin

Two bedrooms, one with built in wardrobe and under bed storage

Box room with high level platform

Spacious entrance hall with cloak and storage area

Direct access to private patio and onward access to communal garden via doors in kitchen

Private garden to front of property

Additional

- Period features
- Electric storage heating
- Double glazing
- Secure entry system
- All fitted furniture is included in the sale

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

