



70

**70/4 ARDEN STREET
MARCHMONT
EDINBURGH**

This substantial second floor flat forms part of a handsome Victorian tenement within Edinburgh's much sought after Marchmont district.

Security entrance, large reception hall, bay windowed sitting room, dining kitchen, kitchenette, two double bedrooms, versatile boxroom, modern white bathroom and shared rear garden.

Offers Over £295,000



GENERAL DESCRIPTION

This substantial second floor flat forms part of a handsome Victorian tenement within Edinburgh's much sought after Marchmont district. The property offers spacious well presented accommodation that displays a number of period features. The internal layout comprises: a large reception hall which has cupboard off and provides access to all apartments. The impressive sitting room has broad bay window overlooking Spottiswoode Road and displays a feature fireplace. The dining kitchen also overlooks Spottiswoode Road and has door through to the kitchenette. Both bedrooms are large doubles and a good sized boxroom which features a fitted wardrobe is situated off of the reception hall. Finally the bright bathroom displays a modern white suite with shower over the bath. Externally there is a shared rear garden. Viewing is strongly recommended to fully appreciate the many attractive features of this superb home.

SITUATION

Set to the south of the City Centre and close to Edinburgh University, Marchmont is a popular residential area with excellent local facilities. The City Centre is approximately a 20 minute walk away; alternatively there are regular bus services to the City Centre and surrounding areas. The area is well served for local Primary and Secondary Schools, while the private schools of George Watson's College and George Heriot's are close at hand. Marchmont offers extensive local shopping and has a wide variety of shops including some exceptional delicatessens and restaurants. Nearby Bruntsfield Links and The Meadows offer open parkland, public tennis courts and a pitch and putt course. Warrender Swimming Baths are situated in Thirlestane Road and Blackford Hill and the Hermitage of Braid are close at hand.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

Gained via security entry door with well presented stairs leading to all floors and the door to the rear garden.

RECEPTION HALL

This large twenty one foot long hallway provides access to all apartments and is suitable as dining hall if required. Displays original coving, picture rail, dado rail and polished floor boards. Cupboard off providing useful storage space.

SITTING ROOM

17'10 x 16'5" 5.43m x 5.00m (into the bay)

This bright south facing room has broad bay window overlooking Spottiswoode Road. The room displays cornice and freeze work, feature fireplace with gas fire and display press to the side.

DINING KITCHEN

20'6" x 10'0" 6.24m x 3.05m (widest point)

This dining sized kitchen has window with cupboard below overlooking Spottiswoode Road. The room features kitchen units

with worktop and splash back tiling. The room displays feature fireplace with gas fire and polished floor boards. There are two cupboards, one houses the combi boiler and door leads through to the kitchenette. The room provides ample space for informal dining.

KITCHENETTE

4'0" x 4'0" 1.25m x 1.25m

This small room is situated off the dining kitchen with window onto Spottiswoode Road. Features base unit with worktop, sink and splash back tiling.

BEDROOM 1

16'4" x 12'4" 4.98m x 3.77m

This large double bedroom has twin windows overlooking Spottiswoode Road. The room displays coving and feature fireplace.

BEDROOM 2

13'5" x 12'2" 4.08m x 3.72m

This large double bedroom has twin windows overlooking Arden Street. The room features coving and shelved cupboard.



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Schematic Diagram only - Not to scale

BOXROOM

10'10" x 8'3" 3.27m x 2.51m (widest point)

This good sized internal room is situated off the reception hall. Suitable for a number of uses and features a built-in wardrobe.

BATHROOM

This bright room has window onto Spottiswoode Road and features a modern white three piece suite with electric shower over the bath. Displays extensive white wall and floor tiling with heated towel rail.

HEATING

The property has a system of gas central heating operating off a combi boiler.

DOUBLE GLAZED

The property is fully double glazed.

GARDEN

To the rear of the property there is well tended shared garden which is mainly lawn.

ENTRY

By Arrangement.

VIEWING

Thursday 7-8pm Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £295,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

