



**lindsays**

1F1, 52 Arden Street,  
Edinburgh, EH9 1BN

*"A spacious two bedroom first floor flat in the ever-popular Marchmont area of Edinburgh" Centrally located modern flat*

- Excellent Marchmont location
- Close to many amenities
- Bay-windowed sitting room
- Dining room with kitchen off
- Two double bedrooms
- Box-room/study
- Bathroom
- Gas central heating
- Shared rear garden

EPC Rating C

**OFFERS OVER £365,000**



## Description

A spacious two bedroom first floor flat in the ever-popular Marchmont area of Edinburgh. The property is a traditional tenement style property accessed via a secure entry-phone system and now requiring some upgrading. To the front is the bay-windowed sitting room along with the first of two double bedrooms. Quietly positioned to the rear are the dining room with kitchen off, second double bedroom and the bathroom. Off the hallway is a useful box room or study. There is scope to create a large dining kitchen in the current dining room and then to change the current kitchen to a utility room. The property has gas central heating and access to a large rear shared garden.

## Area

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

## Viewing

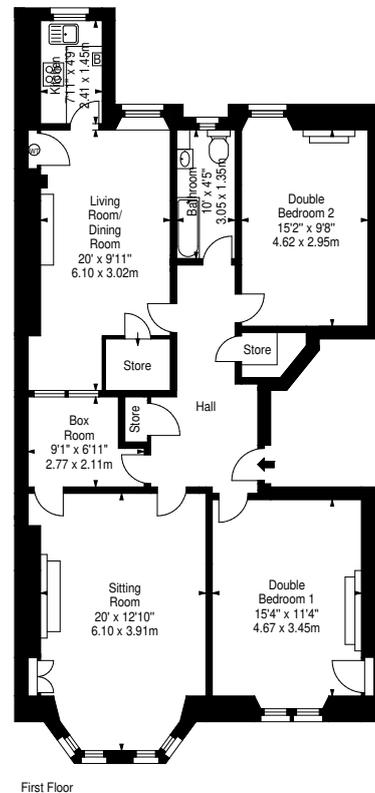
Sunday 2-4pm or by appointment contact Lindsays – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



Arden Street,  
Edinburgh, EH9 1BN



Approx. Gross Internal Area  
1134 Sq Ft - 105.35 Sq M  
For identification only. Not to scale.  
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.