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45 Arden Street

Marchmont, Edinburgh, EH9 1BS



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This main-door five/six-bedroom flat is a substantial and highly versatile residence that occupies the ground and well-insulated garden level (with underfloor heating) of a traditional building. It offers a wealth of accommodation, with characteristic high ceilings and well-preserved period features, which are enhanced by the attractive interior design. It further boasts a well-appointed kitchen and two high-specification bathrooms. In addition, it has abundant storage throughout to maintain a tidy home, including two walk-in cupboards (one on each floor). Adding to its strong appeal, there is also a private rear garden that is fully enclosed and laid with a lawn. The property has a sought-after location, too. It is near excellent local schools and a swimming pool/gym, a 5-minute walk to the Meadows, and a 20-minute walk into town.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob to be included in the sale, whilst freestanding kitchen appliances (a fridge/freezer, a dishwasher, and a washing machine) and log burner are available via separate negotiation.

Factor: An independent factor manages the tenement well; the work is up-to-date and paid for.

Features

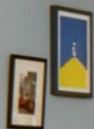
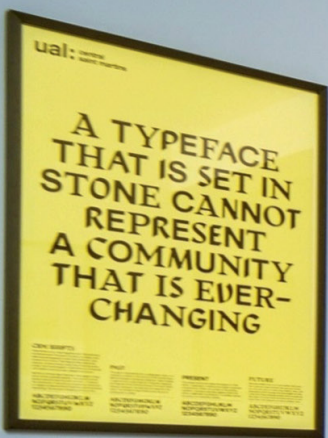
- A traditional ground and garden-level flat
- Set in the Marchmont conservation area
- Welcoming vestibule and hall with a store
- Living room with bay window and log burner
- Flexible office/sitting/formal dining room
- Large kitchen/dining room with a pantry
- Separate utility room with garden access
- Five spacious double bedrooms
- Versatile box room for storage/creative use
- Premium three-piece shower room
- Luxurious bathroom with four-piece suite
- Downstairs hall cupboard is an excellent laundry store/drying room
- Private gardens to the front and rear
- Controlled permit parking (Zone S1)
- Double and secondary-glazed sash windows
- Gas central heating system
- EPC Rating - C



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*“Living room with bay window and log burner
a flexible office/sitting/formal dining room
and a large kitchen/dining room
with a pantry”*







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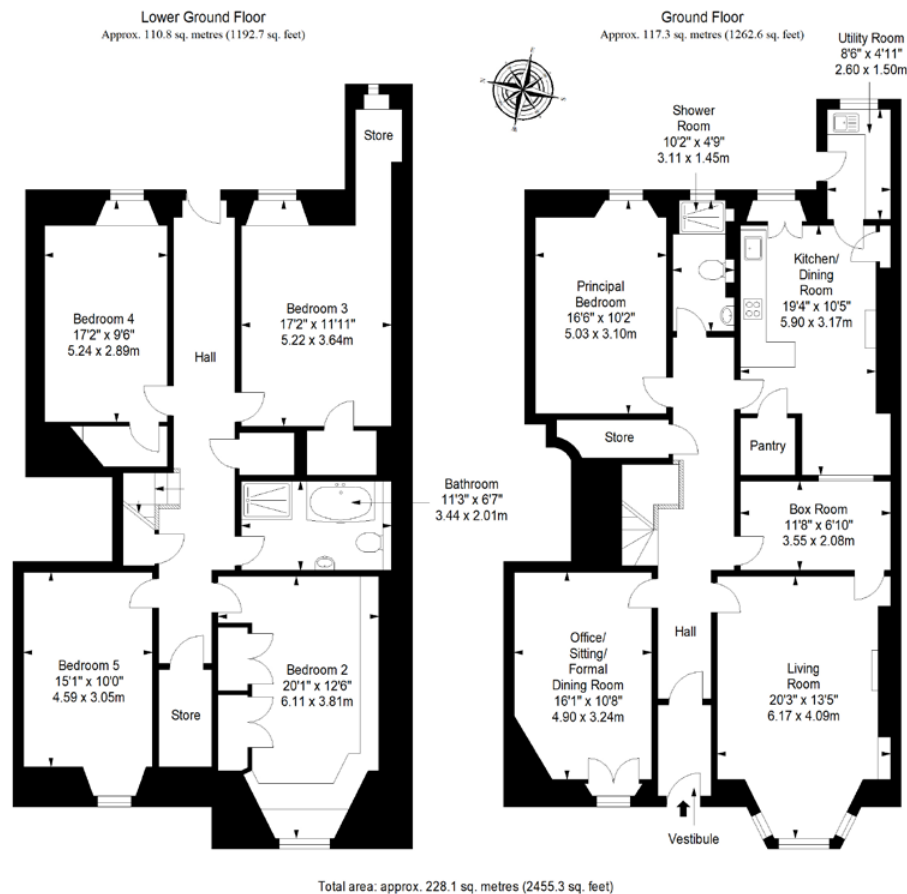
*“Five spacious double bedrooms,
a versatile box room for
storage/creative use
and a three-piece shower room”*







Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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