










Offers Over
£449,995

64 2F1 Arden Street

Marchmont | Edinburgh | EH9 1BN

A terrific opportunity has arisen to acquire this generously-proportioned second floor three bedroom flat enjoying an enviable position on the fringes of The Meadows with an active HMO licence for four occupants. Forming part of a handsome Victorian terrace, the property boasts a wealth of beautiful period features, has a fabulous assortment of coffee shops and amenities nearby and offers spacious and flexible accommodation. The property is perfectly suited to professional couples, growing families and buy-to-let investors.

-  3 beds
-  1 public
-  1 bathrooms
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in turn-key condition while briefly comprising of; welcoming entrance hallway with a decent sized cupboard for storage, spacious and bright lounge/diner with a beautiful bay window, Edinburgh press cupboard and electric fireplace, modern fully-fitted internal kitchen with a range of integrated white goods while being styled with white gloss units and a contrasting dark worktop, principle double bedroom with a rear aspect and an en-suite W/C and separate shower room, two further large double bedrooms with ample space for freestanding furniture and different configurations, and a partially-tiled partially-paneled bathroom suite with an over-bath shower.

The property also benefits from a secure door entry system and gas central heating.

There is an active HMO licence in place for four occupants with potential for an income of £2,800 pcm.



Extras

The property is being sold as seen and fully furnished.

Gardens and Parking

All residents in the building have use of a pleasant and well-maintained shared garden which has been laid mainly to lawn. Residents Permit parking is available on Arden Street and on many of the neighbouring roads.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Marchmont is located to the south of the city centre adjacent to the beautiful open spaces of The Meadows and bordered by Morningside, Bruntsfield and Newington. The convenience of location and high level of local amenity have made it one of the city's most sought after locations. Marchmont has an excellent selection of specialty shops including fishmonger, grocers, hairdresser, florist and superstores. There are cafes, bars and restaurants in Marchmont and the neighbouring areas, all within comfortable walking distance. It is also close to Warrender Swim Centre and the open spaces and sports facilities available on The Meadows and Bruntsfield Links. There are several golf courses on the south side of the city and there are cinemas at Morningside, Tollcross and Lothian Road with Theatres at Morningside and Tollcross. Regular bus services are available from Marchmont and there is easy access to the city bypass from Fairmilehead, which leads to the main motorway networks. Catchment schools are James Gillespie's primary school and James Gillespie's high school which are both a 5 minute walk away. George Heriot's and George Watson's college are also nearby within easy reach.

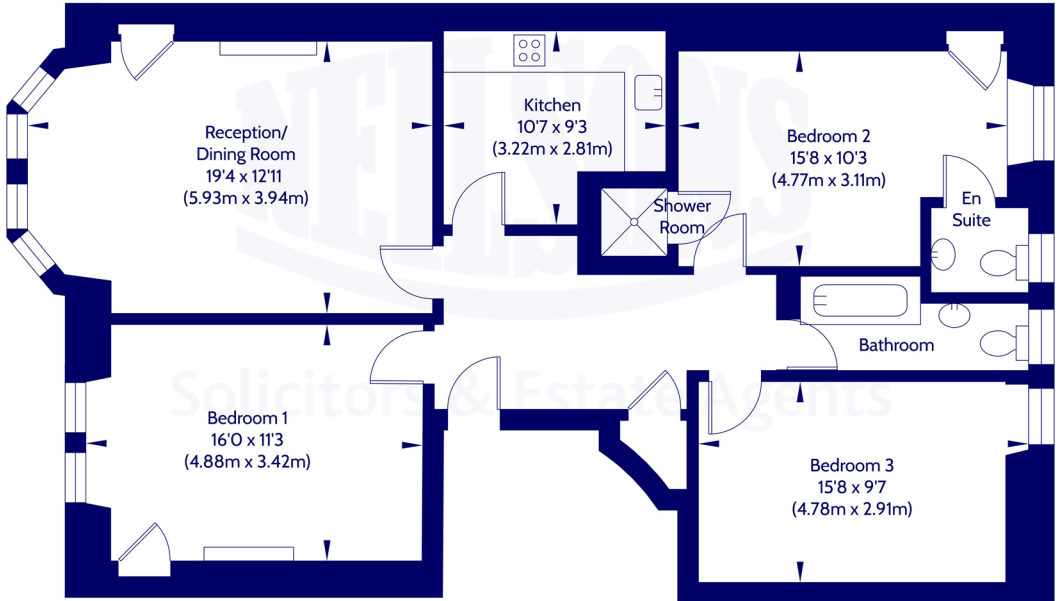


Second Floor

Not to scale. For identification only.

Approx. Internal Area 97.17 Sq M / 1046 Sq Ft.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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