



GIBSONKERR
Personal, Family Law & Property

Flat (GF), 92 Warrender Park Road

Marchmont, Edinburgh, EH9 IET



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Property Summary

For those seeking a rewarding renovation project in central Edinburgh, this spacious main-door home is not to be missed. Situated in sought-after Marchmont, moments from Bruntsfield Links and The Meadows, the ground-floor tenement flat benefits from a private front garden, immediate access to a large shared garden at the south-facing rear, and conveniently controlled parking on the street. Requiring full modernisation, it offers excellent potential for improvements and reconfiguration (subject to consents) while retaining classic period charm. Inside, the accommodation features a bay-fronted living room, a sunny dining room with an adjoining kitchenette and garden access, a bright three-piece bathroom, a quiet rear-facing double bedroom, and a box room ideal as a study for home working.

Extras: The property is sold as seen.

Features

- Prime city location close to The Meadows
- Full renovation project with excellent potential
- Spacious main-door tenement flat
- Vestibule and hall with storage
- Living room with cornicing and a bay window
- South-facing dining room with storage, adjoining kitchenette, and garden access
- Rear-facing double bedroom with cornicing
- Bright three-piece bathroom
- Versatile box room / ideal study
- Private front garden and south-facing communal rear garden
- Controlled street parking (Zone 8 residents' permit)
- EPC Rating - G



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“...For those seeking a rewarding
renovation project in central
Edinburgh...”







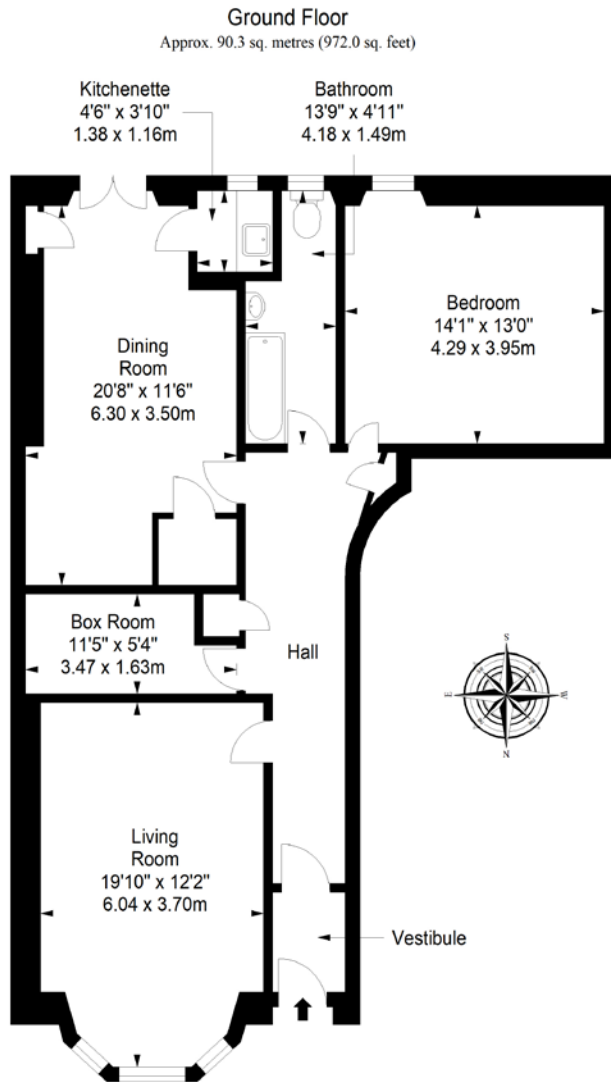
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a quiet rear-facing double bedroom,
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Floorplan



Total area: approx. 90.3 sq. metres (972.0 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.