

COULTERS[©]

2/3 MARCHMONT STREET

MARCHMONT, EDINBURGH, EH9 1EJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Moments from the delightful green space of Bruntsfield Links, this spacious two bedroom flat occupies a sought-after Marchmont location. Situated on the first floor of a B-Listed Victorian tenement, the property boasts elegant period features including decorative cornice, high ceilings and press cupboards which are combined with contemporary fixtures and fittings.

The accommodation comprises of a beautiful bay windowed living room, large open plan kitchen/dining room with pantry cupboard and overhead pulley dryer, two sizeable double bedrooms, modern shower room and a versatile box room/study.

The property is fitted with a mixture of both double and single glazed windows as well as gas central heating.

KEY FEATURES



Traditional first floor flat



Two double bedrooms



Well-kept shared gardens to rear



Permit parking available



Meadows & Bruntsfield Links on the doorstep



Wonderful independent shops & cafes



Externally there is a large, well maintained communal garden that is mainly laid to lawn. Permit holder parking is available on the streets outside.

EXTRAS

The kitchen blinds, living room curtains, light fittings, fitted flooring, integrated dishwasher, cooker and fridge/freezer are included in the sale price.



THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from Bruntsfield Links and The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Margiotta and Sainsbury's Local, along with the renowned Victor Hugo Deli. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

GET IN TOUCH



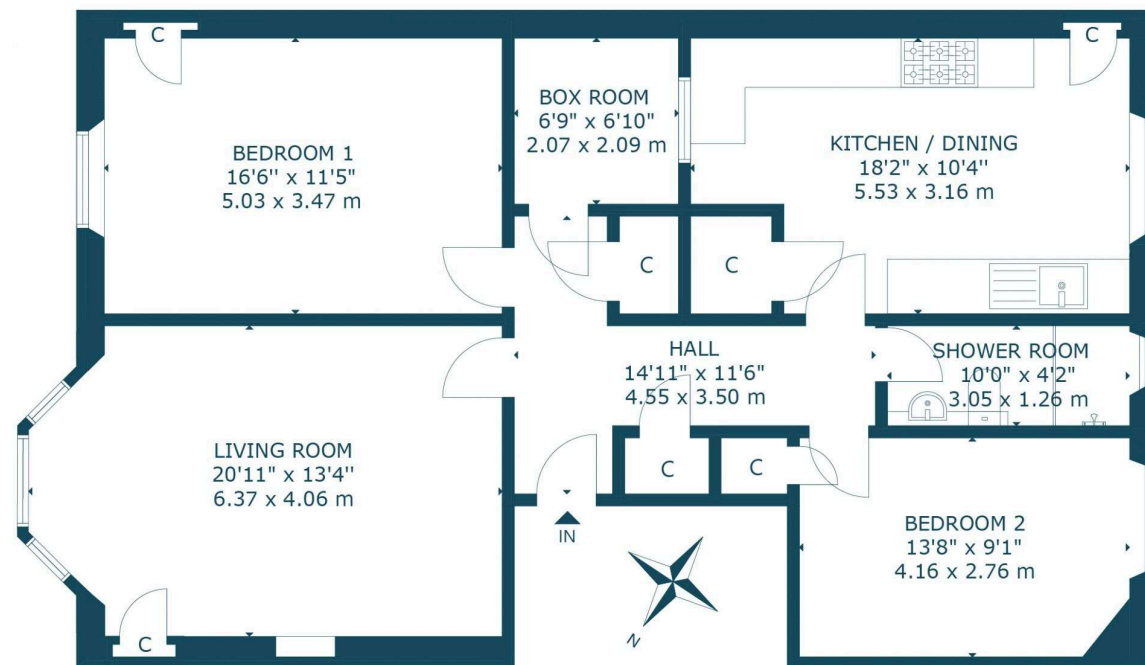
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



FIRST FLOOR

2/3 MARCHMONT STREET, MARCHMONT, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,012 SQ FT / 94 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.