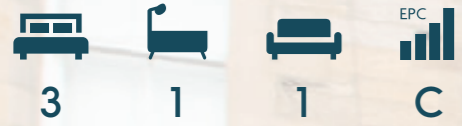


COULTERS[®]

WELCOME TO:

ARGYLE PLACE

37 3F3 Argyle Place, Edinburgh, EH9 1JT



ARGYLE PLACE AT A GLANCE:



Desirable Marchmont location



Three-bedroom traditional top floor



Quintessential Edinburgh press



City centre in walking distance



The Meadows nearby



Well-regarded schooling close by

EXTRAS:

Please note that this property is sold fully furnished.



A LITTLE BIT ABOUT THE PROPERTY:

Fabulously situated in Edinburgh's prestigious Marchmont, this three-bedroom top floor apartment, is a fantastic opportunity to acquire a spacious, well-proportioned, and bright traditional property featuring a number of original period features. Close to open green spaces, well-regarded schooling, leisure and retail amenities, and within walking distance of the Meadows, Bruntsfield, Tollcross, and Newington, as well as the city centre, this will make a wonderful home.

- Prestigious Marchmont location, minutes from the Meadows
- Welcoming skylit entrance hall with handsome wooden flooring and high ceilings
- Spacious and bright living room with twin sash and case windows providing spectacular views across to Arthur's Seat. Original period features include ornate cornicing, wooden flooring, and Edinburgh press
- Skylit kitchen, well-proportioned with integrated oven and hob, wall and floor storage and workspace
- Generously sized rear facing principal double bedroom with large window allowing for plentiful natural light
- A further spacious carpeted double bedroom with Edinburgh press
- Cosy and comfortable single bedroom
- Family bathroom with three-piece white suite and wall-mounted shower
- West facing shared rear garden
- Gas central heating throughout
- The property is currently HMO licenced



LOCATION, LOCATION, LOCATION:

Marchmont is a sought-after area a mile south of Edinburgh's city centre. There are a wide variety of local amenities near to the property including a Sainsburys Local and a Tesco Express. There are also a range of independent specialist shops including greengrocers and delicatessens such as the Victor Hugo Deli, restaurants such as the Rabbit Hole and Café Artista, pubs like the Brass Monkey and the Argyll, coffee shops and takeaways, all within walking distance.

Middle Meadow Walk takes you straight into the Old Town in five minutes through the picturesque Meadows. For recreational opportunities, the open green spaces of Bruntsfield Links and The Meadows are on the doorstep, with

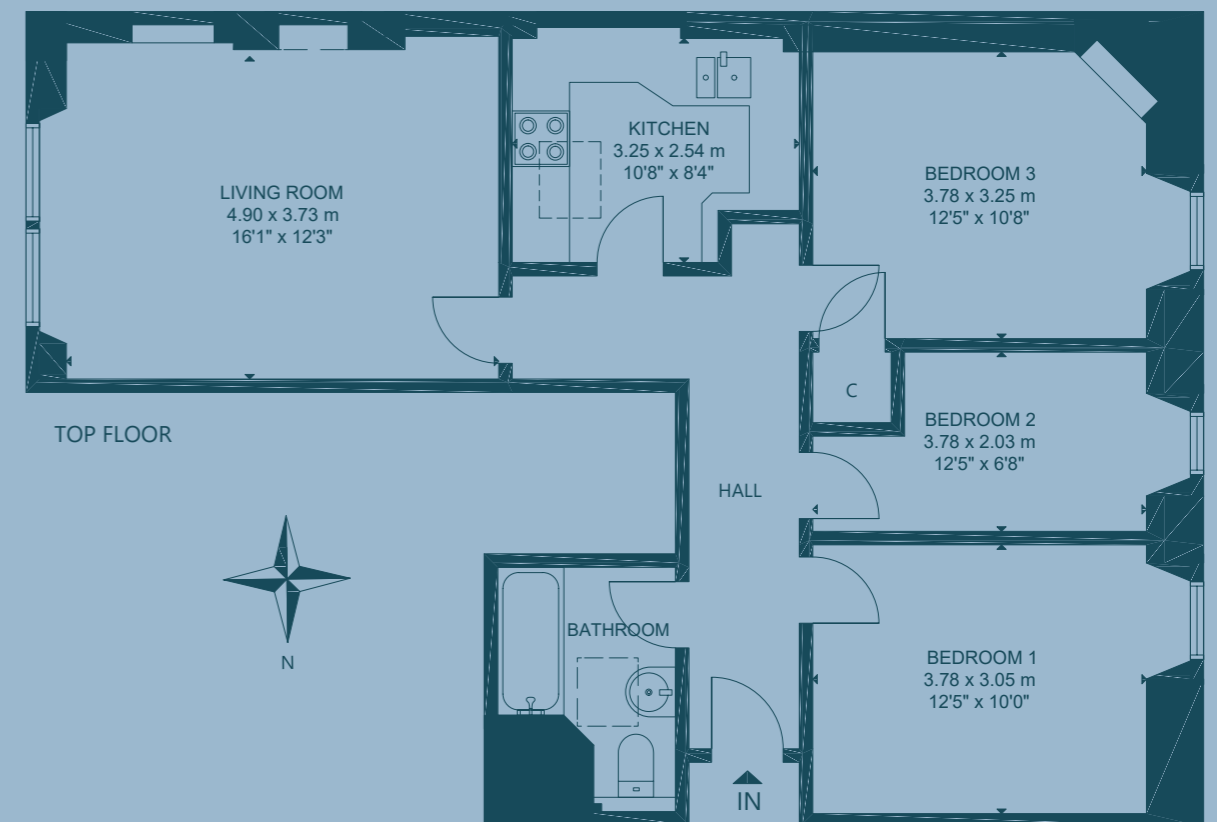
tennis courts, bowling green, children's play areas and a pitch and putt. The Royal Commonwealth pool and gym is less than a 20 minute walk away. It is an ideal location for the University of Edinburgh.

Highly regarded schooling is available across the private and state sectors including James Gillespie's Primary and High School, George Watson's College, and George Heriot's School.

Whilst access to the city centre is a short walk away, regular bus services operate from nearby Roseneath Street and take 15 minutes.



FLOOR PLAN:



37 3F3 Argyle Place, Edinburgh, EH9 1JT

Approx. Gross Internal Area

841 Sq Ft - 78 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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