



64 3f2 Thirlestane Road, Edinburgh, EH9 1AR

Description

Immaculately presented top floor flat forming part of a traditional Victorian stone tenement in the heart of Marchmont, close to the Meadows and Edinburgh University. It has many original period features such as cornicing and lovely high ceilings making it feel light and airy. The property benefits from a high end modern kitchen and luxury bathroom and has been freshly decorated in a modern colour scheme. It has double glazed sash and case windows throughout and gas central heating with Vokera combi boiler with hive heating controls.

The well proportioned accommodation comprises:

- Welcoming entrance hall with box room and further store room / home office
- Spacious and well appointed kitchen / dining room fitted with a range of dove grey handle-less modern units; marble composite laminate worktops with breakfast bar area; high end integrated appliances including ceramic hob with extractor hood, combination microwave oven, electric fan oven, dishwasher, washer dryer, larder fridge and freezer; the dining area has fitted bench seats with storage beneath; engineered oak flooring; walk-in storage cupboard
- Bay windowed sitting room with working fireplace with original surround and tiled hearth and ornate cornicing
 - Large front facing double bedroom with extensive built-in wardrobes, feature fireplace and original cornicing
- Luxury bathroom with designer wall board, bath with rainfall shower head and separate handset; WC and wash basin with vanity unit
- Two further good sized rear facing double bedrooms with built in wardrobes, cornicing and fitted carpet
- Ample storage throughout, including a boarded attic/loft



Viewing details

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC rating
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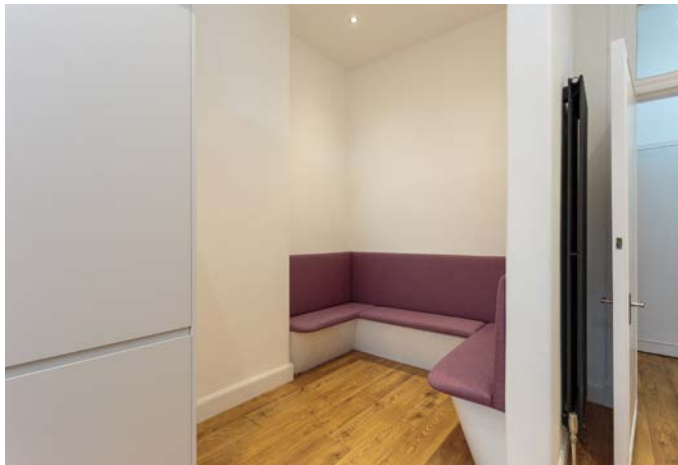


Location

The property is situated in the prime residential area of Marchmont which offers residents a wide range of local shops, cafes and other amenities. Further shopping is available in the neighbouring areas of Bruntsfield and Morningside. The City Centre is readily accessible by foot, bicycle or via regular bus services. It is conveniently placed for Edinburgh University and Napier University. The property also benefits from being within the catchment area of highly regarded local primary and secondary schools. Leisure and recreational facilities such as Warrender Swim Centre, the Royal Commonwealth Pool and Holyrood Park are only a short distance away. There are pleasant green spaces locally including The Meadows and Bruntsfield Links.

Outside & Gardens

Large landscaped rear garden which is mostly laid to lawn with mature shrubs and a solid stone retaining wall.

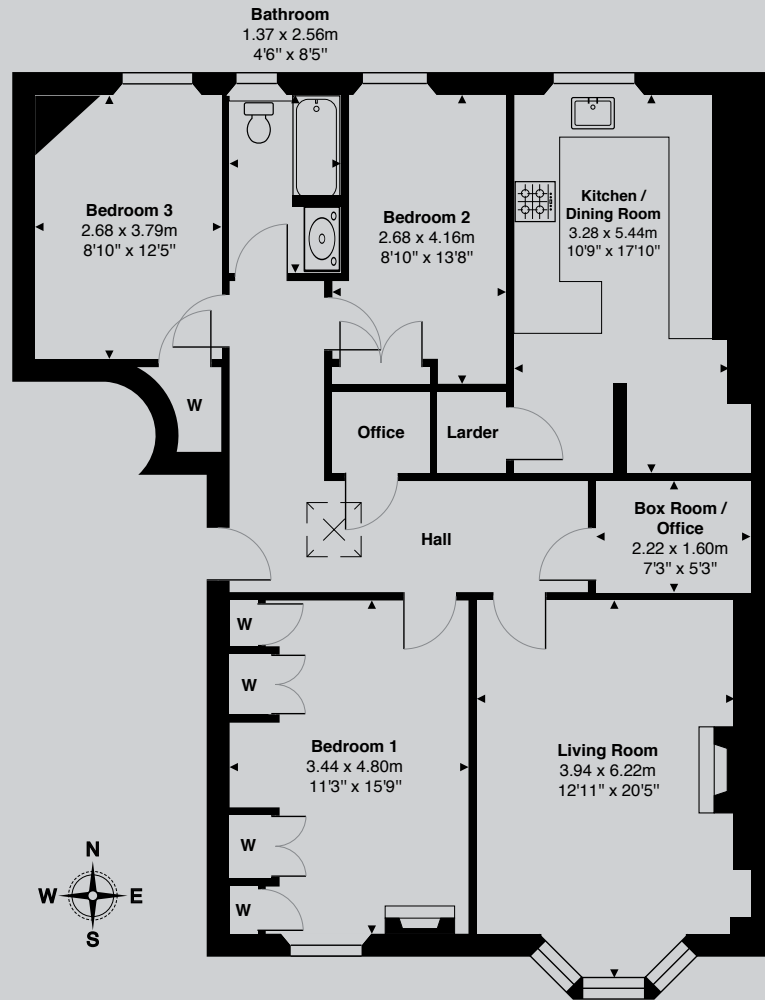












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Total Area: 106.0 m² ... 1140 ft²

All measurements are approximate and for display purposes only

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Offers can be submitted in writing, fax or email:

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