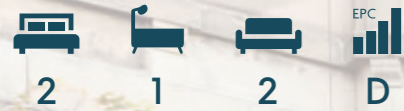


COULTERS[®]

WELCOME TO:

THIRLESTANE ROAD

66 Thirlestane Road, Marchmont, Edinburgh, EH9 1AR



THIRLESTANE ROAD AT A GLANCE:



Sought-after
Marchmont location



Main door apartment
with box room



Boasting fine
period details



City Centre
in walking distance



Minutes from
The Meadows



Excellent
amenities nearby

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Exuding timeless charm and elegance, this is a beautifully presented main door Victorian apartment in Edinburgh's sought-after Marchmont. Boasting classical proportions and fine period details that include striking fireplaces and cornicing, this property also benefits from contemporary upgrades. Minutes from Bruntsfield Links, The Meadows, and an array of retail, dining, and leisure choices, it offers a superb opportunity to settle in this prime location.

- Inviting south-facing living room boasting classical proportions and sash and case bay windows. The elegant interior decorated in warm neutral tones, features a partially shelved Edinburgh press, exquisite cornicing, wood panelling, built-in cupboard, and a focal cast iron fireplace.
- Light dining kitchen leading out to the shared rear garden and featuring a shelved Edinburgh press. The U-shaped kitchen includes an integrated gas hob, oven, and extractor hood, along with three built-in cupboards.
- Tastefully decorated principal double bedroom with bespoke wardrobes, an original cast iron fireplace, and window seat.
- Second comfortable double bedroom with a charming window seat looking over the rear gardens and an original cast iron fireplace.
- Versatile box room that would be ideal as a home office.
- Design-led bathroom with a hidden cistern WC, washbasin built into vanity, bath with a wall-mounted shower, and chrome towel radiator.
- Gas central heating throughout.
- Large well-kept shared rear garden with lawn, trees, and drying area.
- On-street permit parking with 4 fast 22kW chargers and 8 charging bays.





LOCATION, LOCATION, LOCATION:

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. In addition, Holyrood Park is a short walk and provides further scenic open green space. 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 - or at the 18-hole Prestonfield Golf Club with picturesque views of Arthur's Seat.

The area is one of Edinburgh's gastronomic hubs with fashionable restaurants such as Kora by Tom Kitchin and The Chop House; bars such as The

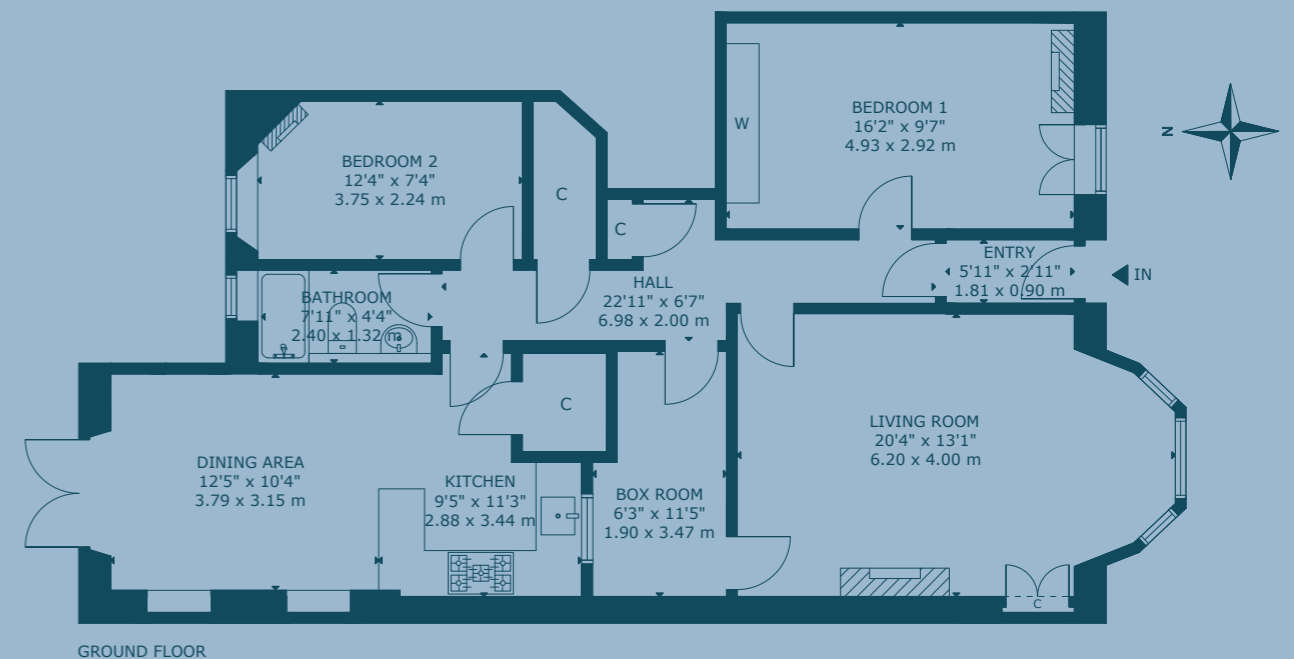
Earl of Marchmont, Black Ivy, and The Argyle; and cafes such as Project Coffee and Machina Coffee on Marchmont Road serving coffee aficionados. For everyday shopping, there is a conveniently located Margiotta and Sainsbury's Local, along with the legendary Victor Hugo Deli. Neighbouring Morningside, Newington, and Tollcross offer further amenities.

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. It is also close to the City Bypass and the motorway network.



FLOOR PLAN:



66 Thirlestane Road, Marchmont, Edinburgh, EH9 1AR

Approx. Gross Internal Area

1,026 Sq Ft - 95 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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