

COULTERS[©]

WELCOME TO:

MARCHMONT CRESCENT

16 (1F1), Marchmont Crescent, Marchmont, Edinburgh, EH9 1HL



MARCHMONT CRESCENT AT A GLANCE:



Sought-after
Marchmont location



Traditional flat with
box room



Living room with
period details



City centre in
walking distance



The Meadows
close by



Close to The University
of Edinburgh

EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings plus the freestanding kitchen appliances; tumble dryer (2022), washing machine and cooker.



A LITTLE BIT ABOUT THE PROPERTY:

Situated in a highly sought-after Marchmont location, this is a bright first-floor traditional apartment. A successful HMO rental investment, now requiring modernisation, it offers superb potential to create an enviable home boasting fine period details, an east-west-facing aspect, and classic proportions, along with original hardwood flooring (underneath carpeting). Minutes from the tree-lined Middle Meadow Walk and surrounded by independent boutiques, thriving bars, and bustling restaurants it will appeal to a variety of purchasers.

- Spacious living room featuring twin sash and case windows, intricate cornicing, a shelved Edinburgh press, and a focal mantelpiece. Previously used as principal bedroom for HMO purposes.
- Sizeable dining kitchen to the rear, comprising white wall and floor units, worktops, splashbacks, integrated extractor hood, free-standing cooker and laundry appliances. A built-in cupboard offers additional storage.
- Two carpeted double bedrooms.
- Versatile box room which would be ideal as a home office, but has potential for conversion into a kitchen as shown in the alternative floorplan below, to create a three bedroom property (subject to receiving the necessary consents).
- Bathroom with a WC, washbasin, and bath with new wall-mounted electric shower (2022).
- Gas central heating and double glazing throughout.
- Large shared rear garden with lawn, trees, and drying area.
- On-street pay and permit parking.



LOCATION, LOCATION, LOCATION:

Marchmont is a popular area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to tennis courts, peaceful walks, and picnic spots. In addition, Bruntsfield Links and Holyrood Park are both a short walk and provide further picturesque open green space.

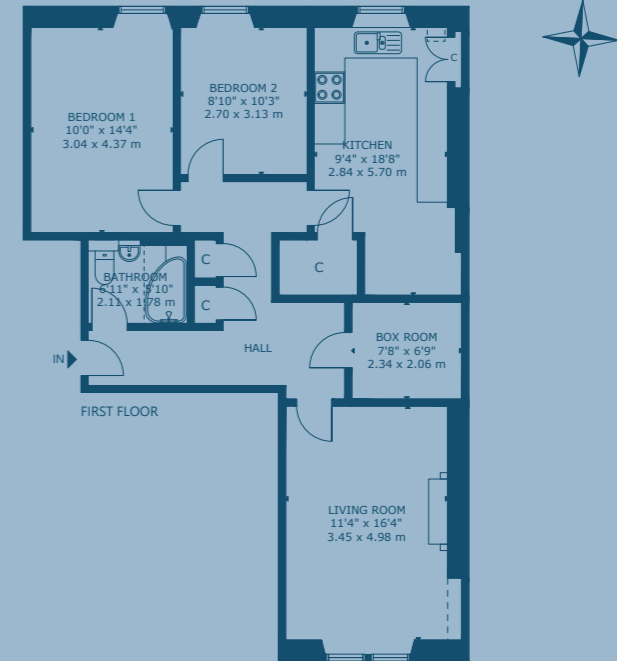
Discover excellent recreational amenities at The Royal Commonwealth Pool with fitness classes and gym or practice your swing at the 18-hole Prestonfield Golf Club with picturesque views of Arthur's Seat. Experience the newly refurbished B-listed Warrender Swim Centre with its heritage Victorian pool, gym with state-of-the-art fitness equipment, and relaxing sauna. Visit fashionable restaurants in nearby Bruntsfield like Kora and The Chop House; bars such as The Earl of Marchmont,

and The Argyle; enjoy coffee and a light bite at Café Artista and The Birchwood Café on Marchmont Road. 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 including a Waitrose, and Marks and Spencer Simply Food.

It is an ideal location for the University of Edinburgh, and Edinburgh College of Art, both within walking distance. Well-regarded schooling includes James Gillespie's Primary School and High School with private school choices all within easy reach. Whilst access to the City Centre is a leisurely walk, regular bus services take less than twenty-minutes.

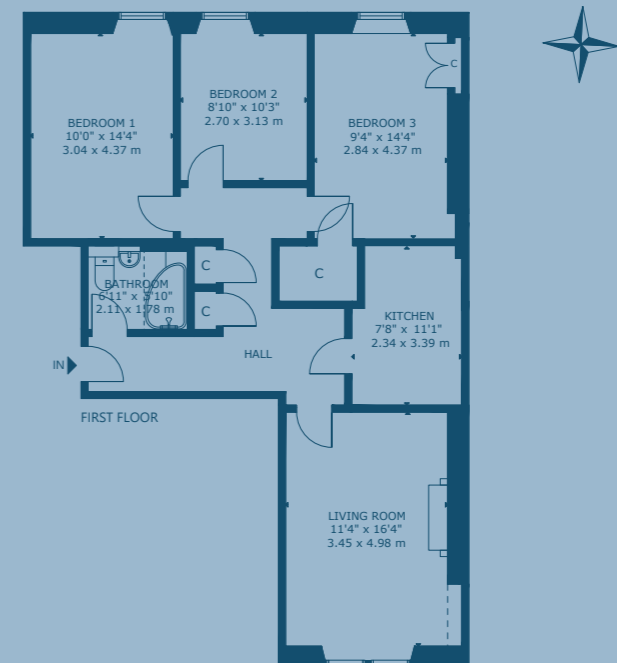


FLOOR PLAN:



ALTERNATIVE FLOORPLAN:

(subject to receiving the necessary consents)



16 (1F1), Marchmont Crescent, Marchmont, Edinburgh, EH9 1HL

Approx. Gross Internal Area

920 Sq Ft - 85 Sq M

For identification only. Not to scale.

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