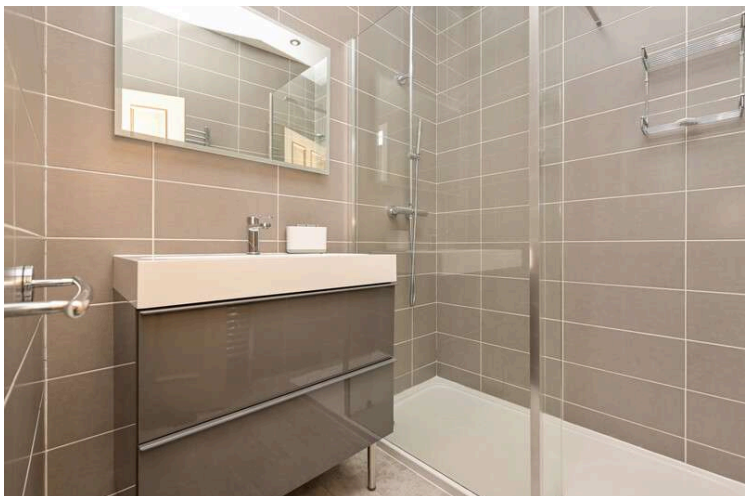






Beautifully presented first floor three bedroom flat retaining many period features combined with modern fittings, offers well-proportioned bright and spacious accommodation. The property forms part of a traditional tenement building ideally located in the sought after Sciennes area of Edinburgh, to the south of the city centre and within easy reach of the open spaces of The Meadows. The property falls within the catchment areas for the highly regarded Sciennes Primary School and for James Gillespie High School. Presented to the property in immaculate order throughout.

- Welcoming reception hallway.
- Spacious living/dining room complemented by twin windows enhanced with working shutters, intricate corniced ceiling and rose, fireplace, wall mounted TV, useful storage cupboard.
- Stylish fully fitted breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Box room currently used as a dressing room, mirrored wardrobes to be included in the sale.
- Front facing double bedroom with twin windows and working shutters, wardrobes included in the sale.
- Double bedroom rear facing window with working shutters overlooking the rear shared garden, open shelved press. Wardrobes included in the sale.
- Front facing third bedroom with working shutters, corniced ceiling.
- Stylish, modern shower room comprising wash hand basin with vanity storage, walk in shower, fixed mirror, and ladder radiator.
- WC, with wash hand basin and wall radiator.
- Gas central heating with cast iron radiators.
- Sash and case windows.
- Beautifully kept shared rear garden.



Location

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. Within catchment of excellent schools and with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

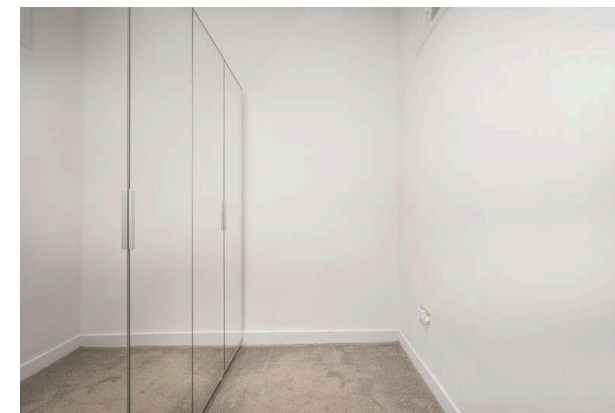
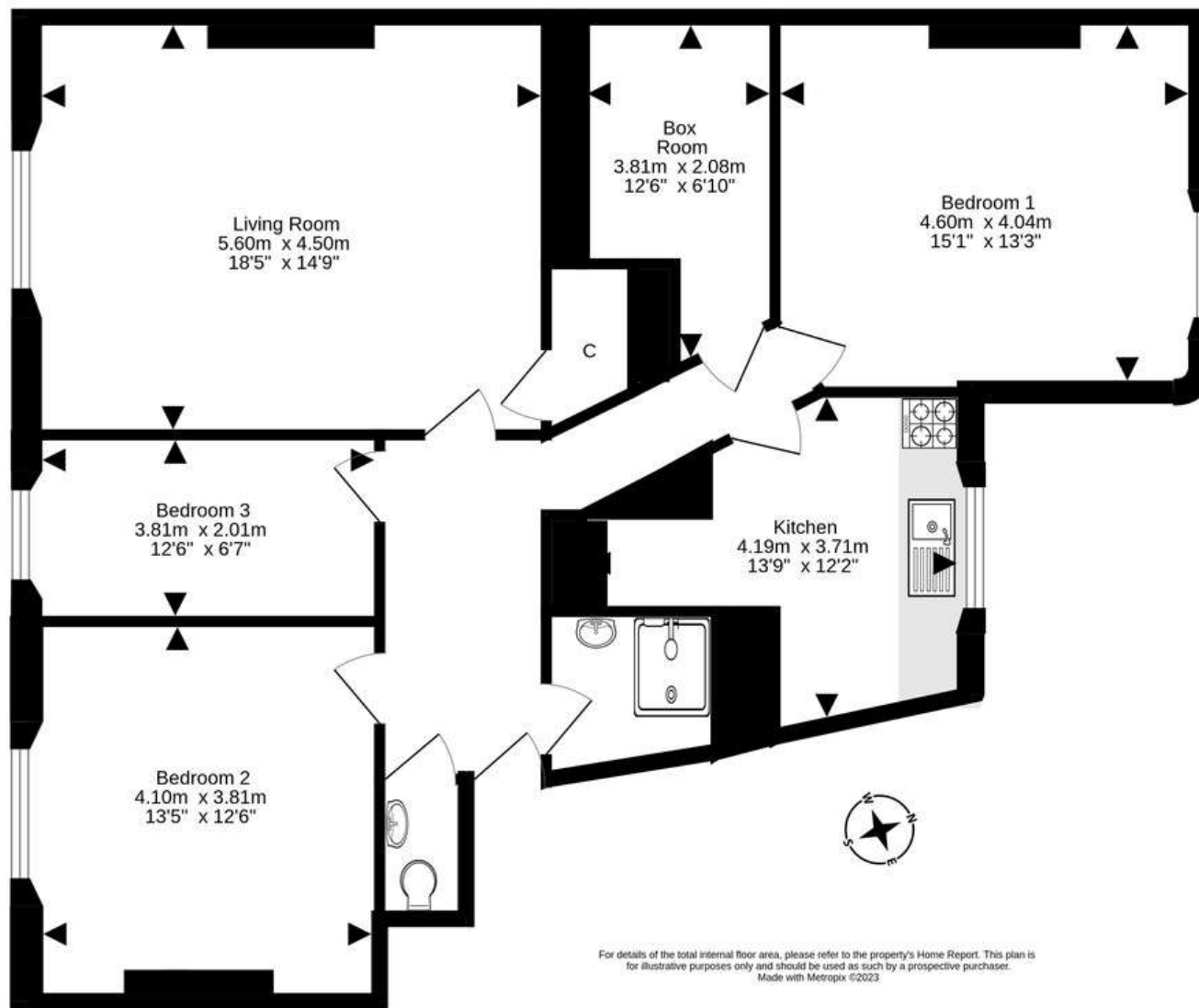
Extras

Included in the sale are the integrated kitchen appliances, fridge freezer, wall mounted television, free standing wardrobes, window coverings and all fixtures & fittings. Please note, the lamp shade in the living room is not included in the sale price.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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 McDougall McQueen