

COULTERS[©]

13/11 MARCHMONT CRESCENT

MARCHMONT, EDINBURGH, EH9 1HL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located within the heart of Marchmont, this bright two bedroom, fourth floor flat boasts outstanding views of Arthur's Seat. The property, which forms part of a traditional Victorian tenement, comprises of; a welcoming hallway with storage cupboard, sitting room with working gas fire and surround, a versatile box room, kitchen, two double bedrooms, and bathroom.

Heating and hot water are provided by a gas central heating system and the sash and case windows are double glazed.

To the rear of the property is a well-maintained shared garden with drying line and garden shed which is cared for by residents within the building and neighbouring tenements.

On-street parking is available by way of a residents parking permit.

KEY FEATURES



Fourth floor flat.



Two double bedrooms.



Shared garden & close to The Meadows.



On-street permit parking.



Close to The University of Edinburgh.



Walking distance to shops, cafes and restaurants.



EXTRAS

All blinds, light fittings, fitted flooring, integrated oven, hob and extractor and white goods are included in the sale price. The wardrobes in each bedroom, the sofa and the chair in the sitting room are available by separate negotiation.



THE LOCAL AREA

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. 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. For everyday shopping, there is a conveniently located Scotmid and Sainsbury's Local, along with the renowned Victor Hugo Deli. 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.

GET IN TOUCH



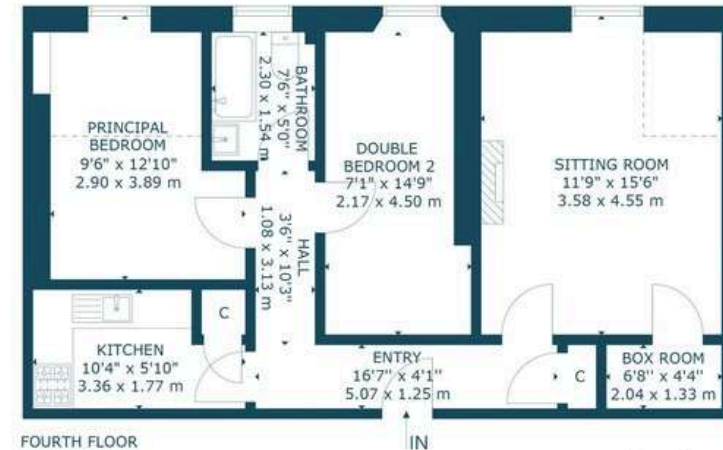
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 664 SQ FT / 60 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.