




COULTERS®

12A MEADOW PLACE

MARCHMONT, EDINBURGH, EH9 1JZ

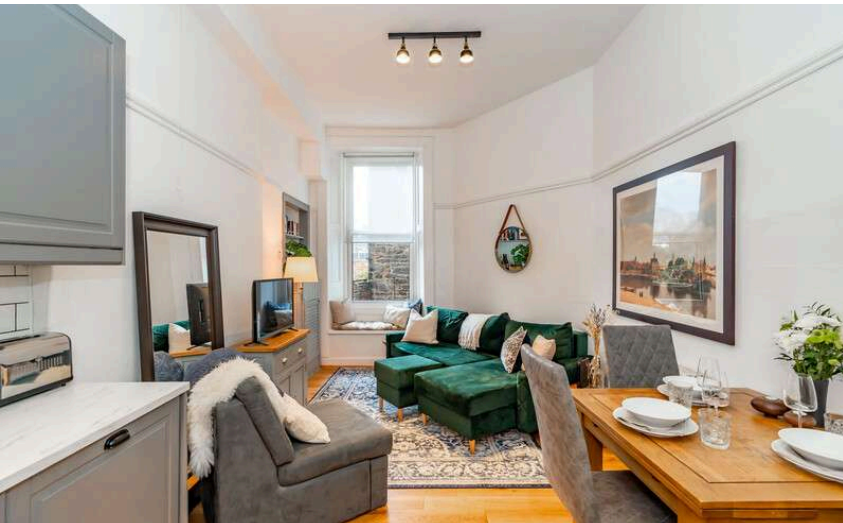
 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Ideally positioned between the beautiful green spaces of The Meadows and Bruntsfield Links, this charming property has a spectacular location close to The University of Edinburgh, good local schools and just a short distance from the city centre. Situated on the ground floor, and benefitting from private maindoor access, this home is presented in excellent condition and is sure to appeal to a variety of buyers including professionals, young families and investors.

A vestibule with original terrazzo tiling provides a lovely entryway to the accommodation. At the rear of the property, there is an open plan kitchen/diner and living room. Permission has been granted for a door to be added in place of the current window, which would provide direct access to the shared courtyard. The kitchen, which has been fitted with shaker units and subway style tiled backsplash, also has attractive open shelving, integrated dishwasher, oven, hob and extractor. Both bedrooms are very generous double rooms and they each boast attractive cornicing. The larger of the two has an electric fireplace with tiled hearth and a fantastic dressing room/walk-in-wardrobe.



KEY FEATURES



Maindoor ground floor flat



Two spacious double bedrooms



Shared courtyard and private storage cupboard



Permit parking available



The University of Edinburgh campus nearby



Excellent local shops and cafes



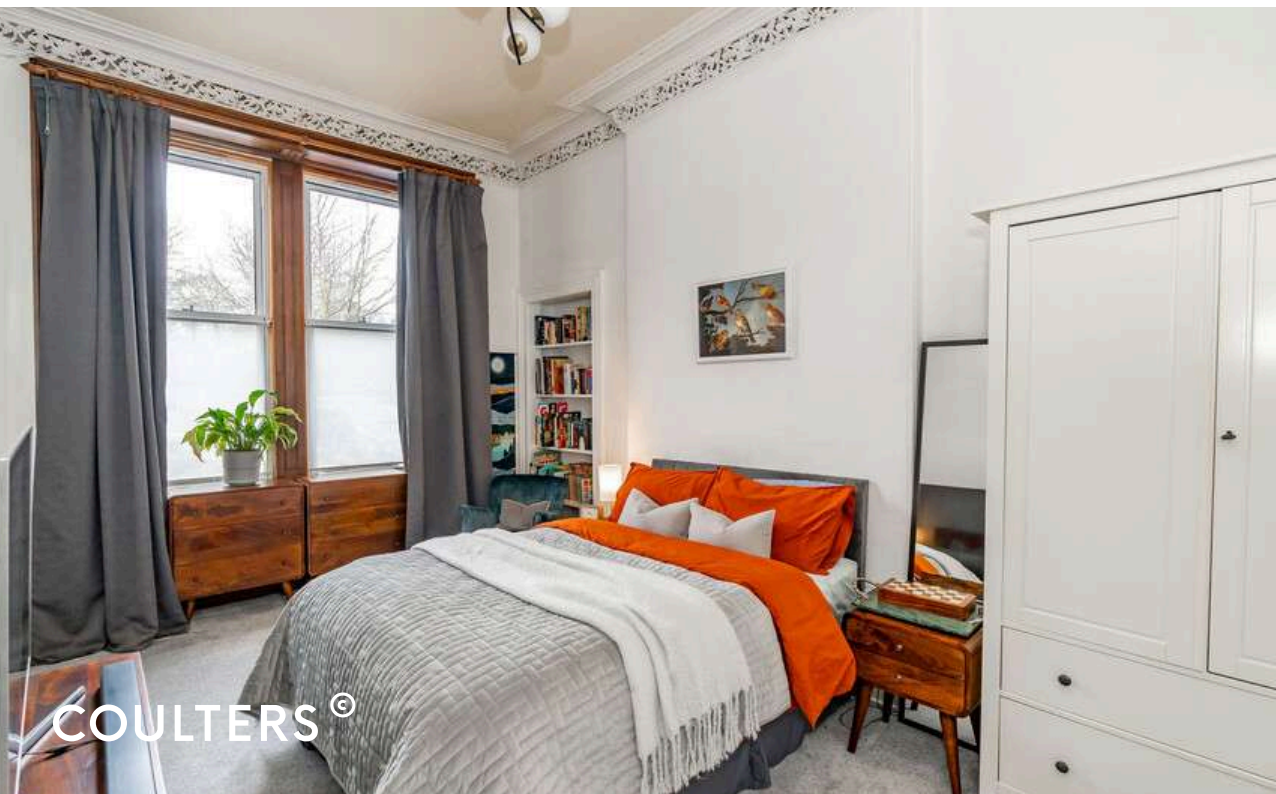


The modern bathroom has been designed with a bath, overhead waterfall shower, shower screen, vanity unit with matching mirrored storage cabinet and WC.

The windows are fitted with double glazing and there is gas central heating operated by a modern boiler that was installed in 2021.

Externally, there is a shared courtyard with drying lines. A sizeable storage cupboard belonging solely to this property, can be accessed from the communal stairwell at 1 Roseneath Place. Permit holder parking is available on the street.





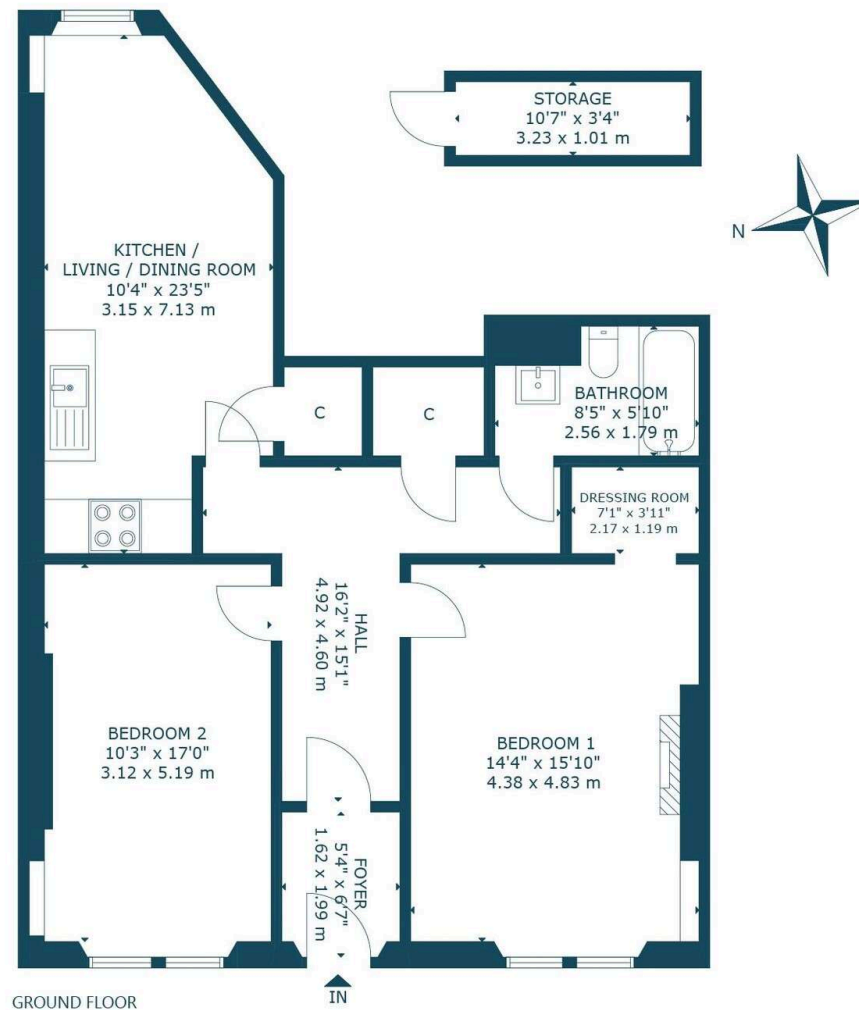
THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks, tennis courts, play parks and far-reaching cycling routes. Discover the excellent recreational amenities the area has to offer including Warrender Swim Centre, numerous local yoga studios or practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a Scotmid and Sainsburys local along with the renowned Victor Hugo Deli, and independent fishmonger and green grocer. 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 easily accessible. The City Centre can be reached on foot or via the many regular bus services that are available.

EXTRAS

The curtains, blinds, some light fittings (excluding chandeliers in both bedrooms and dressing room) and fitted flooring are included in the sale price.





GROUND FLOOR

IN

12A MEADOW PLACE, MARCHMONT, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 962 SQ FT / 89 SQ M / STORAGE 35 SQ FT / 3 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.