



44 Marchmont Road
Marchmont, Edinburgh, EH9 1HX

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

GENERAL DESCRIPTION

This truly impressive main door flat, located in the heart of the ever-popular Marchmont meadows area, boasts an abundance of light and space in one of Edinburgh's most desirable school catchments with James Gillespie's being within an easy stroll away.

Forming part of a handsome traditional sandstone tenement, this flat boasts a private front garden, as well as one of Marchmont's quintessential communal tenement gardens at the rear with a well-maintained rear deck also.

The property retains many fine period features including fireplaces in each of the bedrooms and the reception room, ornate plaster cornice work, stripped wood flooring and wonderful high ceilings throughout. The front door opens to a wide and welcoming hallway with ample built-in storage and space for oversized furniture. Large bay windows adorn both the front reception room as well as the huge master bedroom at the rear of the property. The dining kitchen has been updated and has been fitted with modern kitchen units, granite worksurfaces, vibrant ceramic tiled splash-backs and high end European appliances. Adjacent to the kitchen is a separate utility room including recently updated washing machine and traditional Edinburgh overhead laundry pulley as well as a second sink and useful additional storage space.

The principal bedroom's large bay window overlooks the communal gardens to the rear. The second double bedroom faces the street front and the third bedroom features a superb built-in loft bed and storage.

A family bathroom with oversized jacuzzi bath and over-bath shower is a rare feature of the flat, and the second shower room with newly tiled floor and modern shower recess completes the internal accommodation.



Benefits on offer include modern gas central heating from a combi boiler, full timber sash and case windows, Farrow & Ball interior paint, modern carpet in bedrooms and original timber floors in the reception room.

The flat benefits from access to an attractively maintained communal garden and drying green which is predominantly laid to lawn and offers the perfect spot for children to play or to relax during the warmer months. Residents zoned parking is available on the street.

All in all, a superb property. Viewing is a must.

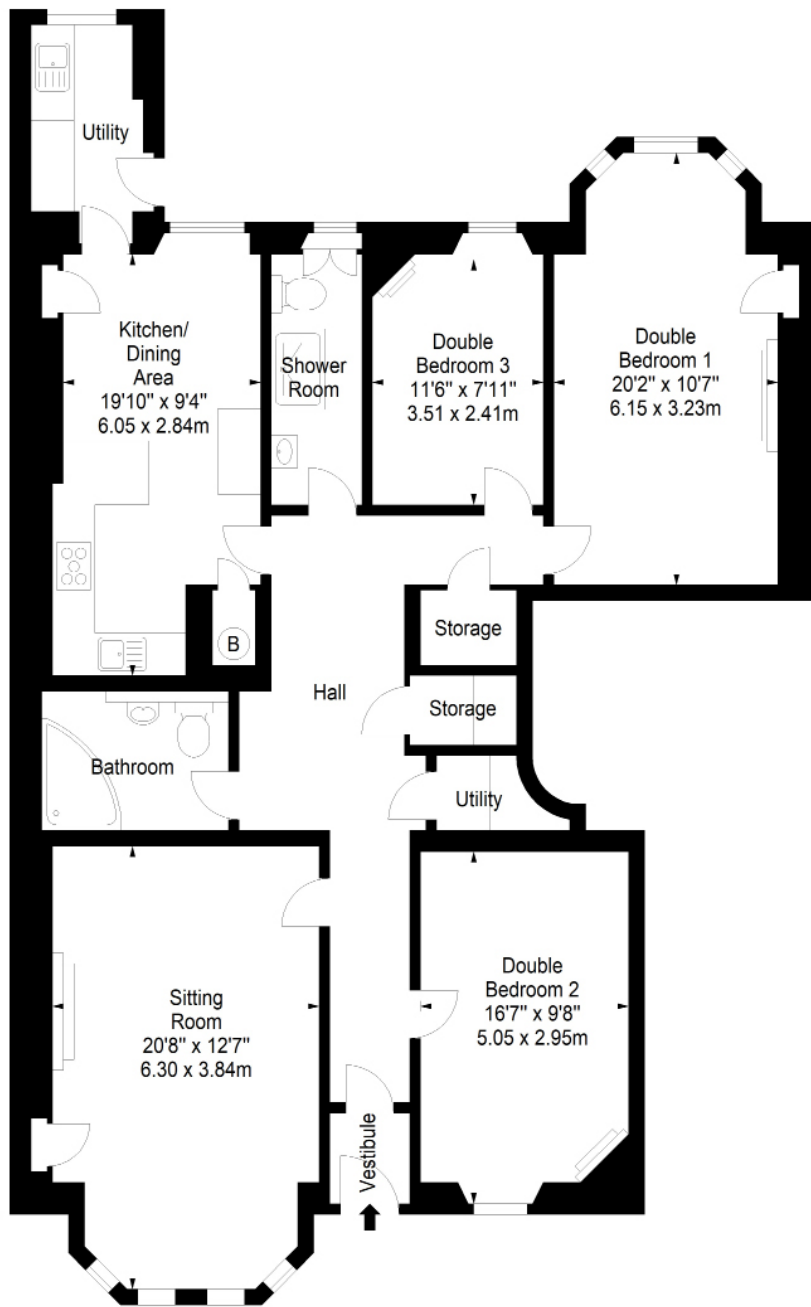
COUNCIL TAX BAND: F.
EPC RATING: BAND D (64)
TRAIN STATION: APPROXIMATELY 1.2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 50 METRES.

LOCATION

Marchmont is a sought-after residential area which lies to the south of the city centre. It offers a wide variety of local amenities including convenience and specialty shops, a bank, Post Office and Chemist. In addition there are a number of popular coffee shops bars, and restaurants. Further amenities can be found at nearby Newington, Morningside and Bruntsfield. Leisure facilities are excellent and include Warrender swim centre, The Meadows and Bruntsfield Links where facilities include children's playground, tennis courts, bowling and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. The flat is situated in good proximity to number of university buildings as well as the Scottish Parliament. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER AND FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. ALL INCLUDED AS IS.





Ground Floor

Marchmont Road, EH9 1HX



Approx. Gross Internal Area
 1380 Sq Ft - 128.20 Sq M
 For identification only. Not to scale.
 © SquareFoot 2024



ENERGY PERFORMANCE
 CERTIFICATE RATING D

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.