



5/4 Thirlestane Road  
Marchmont, Edinburgh, EH9 1AL

CALL US ON 0131 447 4747

# 5/4 Thirlestane Road Marchmont Edinburgh, EH9 1AL

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Fabulous bay-windowed living room with feature fireplace.
- Good sized boxroom.
- Dining kitchen with appliances.
- Larder storage cupboard.
- Generously proportioned double bedroom.
- Further double bedroom with storage.
- Contemporary fitted shower room.
- Gas central heating.
- Original features.
- Communal gardens to the rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A superb second-floor flat in a traditional tenement building in the highly desirable Marchmont district walking distance of an excellent range of local amenities and a short journey to South of the City Centre. The property would make an ideal purchase for the professional person/couple and it comes to the market in move in condition.

COUNCIL TAX BAND:

TRAIN STATION:

WAVERLEY STATION:

AIRPORT:

BUSES:

E.

APPROXIMATELY 1.5 MILES TO HAYMARKET STATION.

APPROXIMATELY 1.5 MILES TO WAVERLEY STATION.

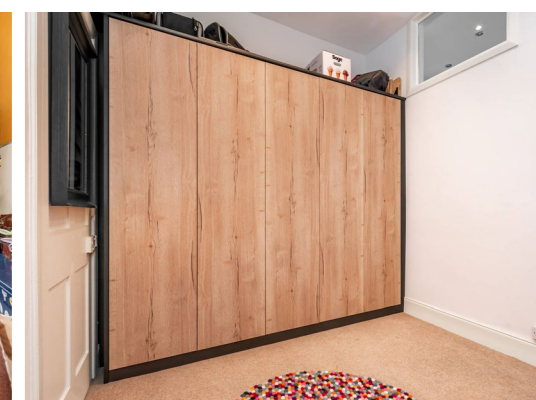
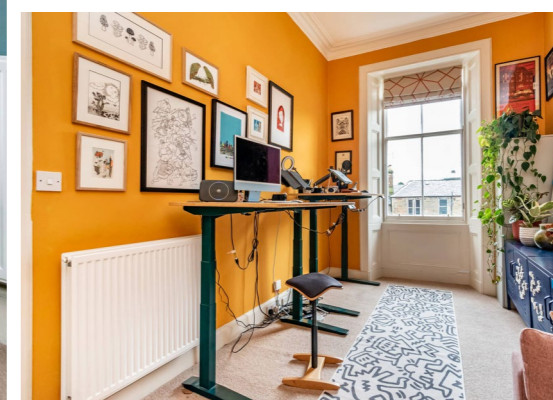
APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

## LOCATION

Marchmont is a desirable and extremely popular area to the south of the city. The area offers 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. The property is 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. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. The property is well positioned for easy access to both Edinburgh University and the Napier University campus. The city centre is easily accessible both on foot or by bus and the city bypass is nearby which connects into the motorway network North, South and West.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKING HOOD, FREESTANDING FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE WARDROBES IN THE BOX ROOM ARE ALSO INCLUDED IN THE SALE PRICE, ALONG WITH THE BOOKSHELVES IN THE LIVING ROOM. SOME FURNITURE WITH THE PROPERTY MAY BE AVAILABLE BY NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

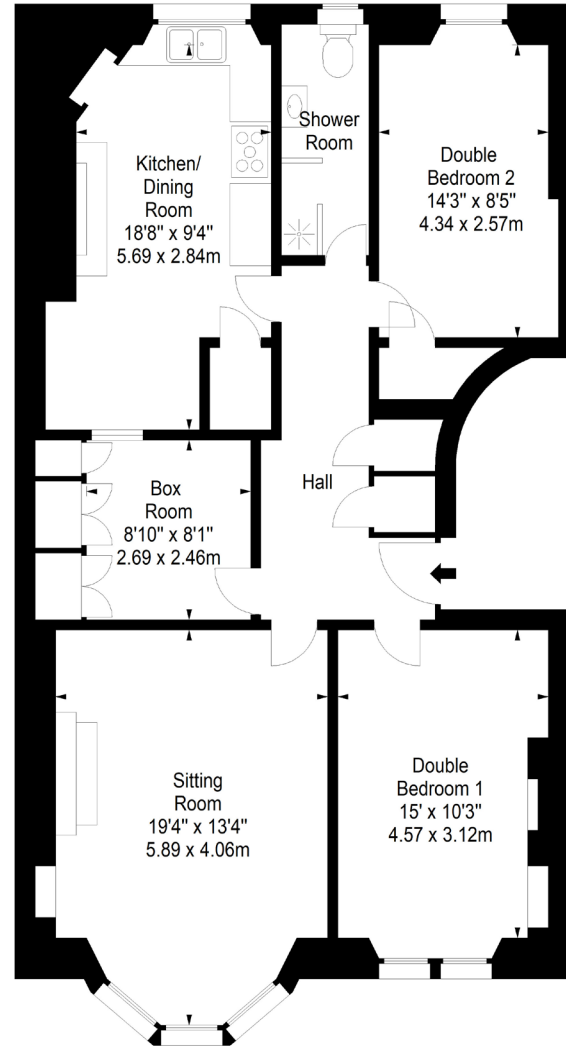




Thirlestane Road,  
Edinburgh, EH9 1AL



Approx. Gross Internal Area  
1051 Sq Ft - 97.64 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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.