



57/2 Marchmont Road  
Marchmont, Edinburgh, EH9 1HT



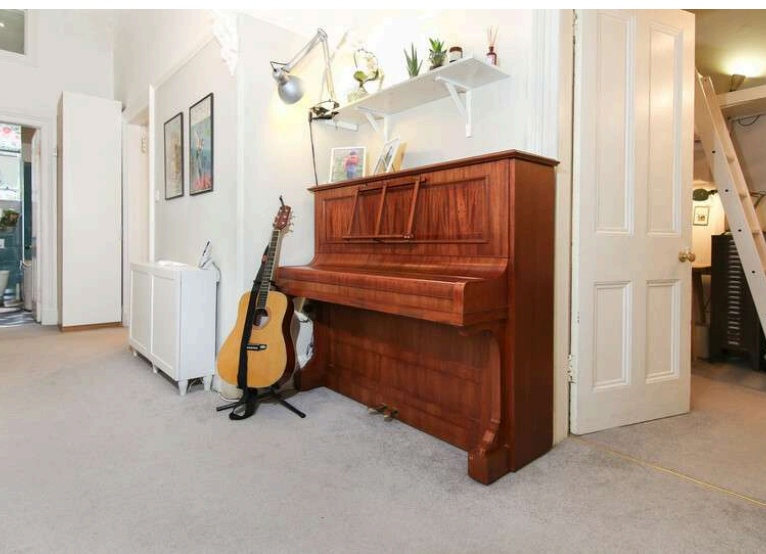


# 57/2

## Marchmont Road

Traditional ground floor flat which forms part of a handsome traditional tenement in Edinburgh's highly regarded Marchmont district, close to the Meadows and to the University.

- Handsome ground floor flat w/period features
- Bay windowed lounge w/feature fireplace
- Generous kitchen/diner w/ utility off
- Two bedrooms plus a box room
- Three-piece bathroom
- Gas central heating
- Sash & case windows
- Private gardens, plus shared drying area
- Zoned permit parking

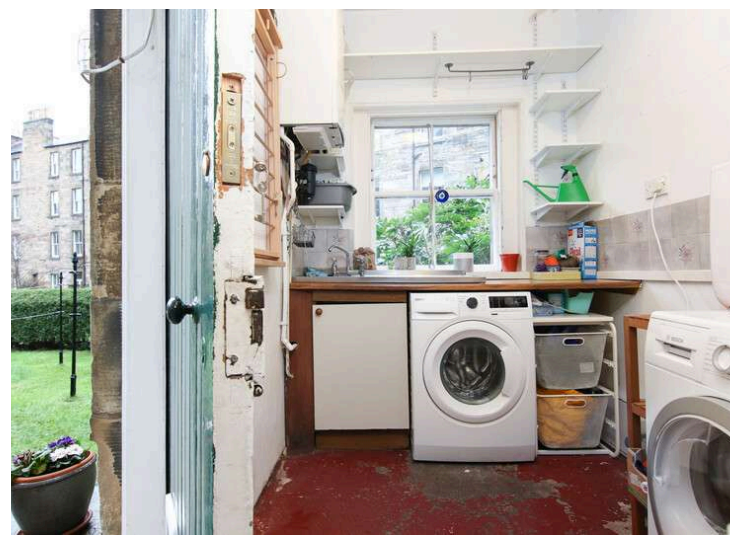


Home Report: £425,000

EPC Rating: D

The flat is entered off a well kept common stairway with security entryphone system and has been well maintained and tastefully upgraded by its present owners. It boasts many attractive original features and comprises reception hall, bay windowed sitting room with feature fireplace, quality fitted kitchen/ dining room, utility room, two bedrooms, box room with built-in cabin bed & study space below and bathroom with electric shower. It has gas central heating, areas of private garden ground to both front and rear, a shared drying area and zoned permit parking on Marchmont Road and in the adjacent streets.

In summary it is anticipated that this home will prove to be of particular interest to perhaps the professional couple, young family, down-sizer or investor and early viewing is highly recommended to fully appreciate what is on offer.





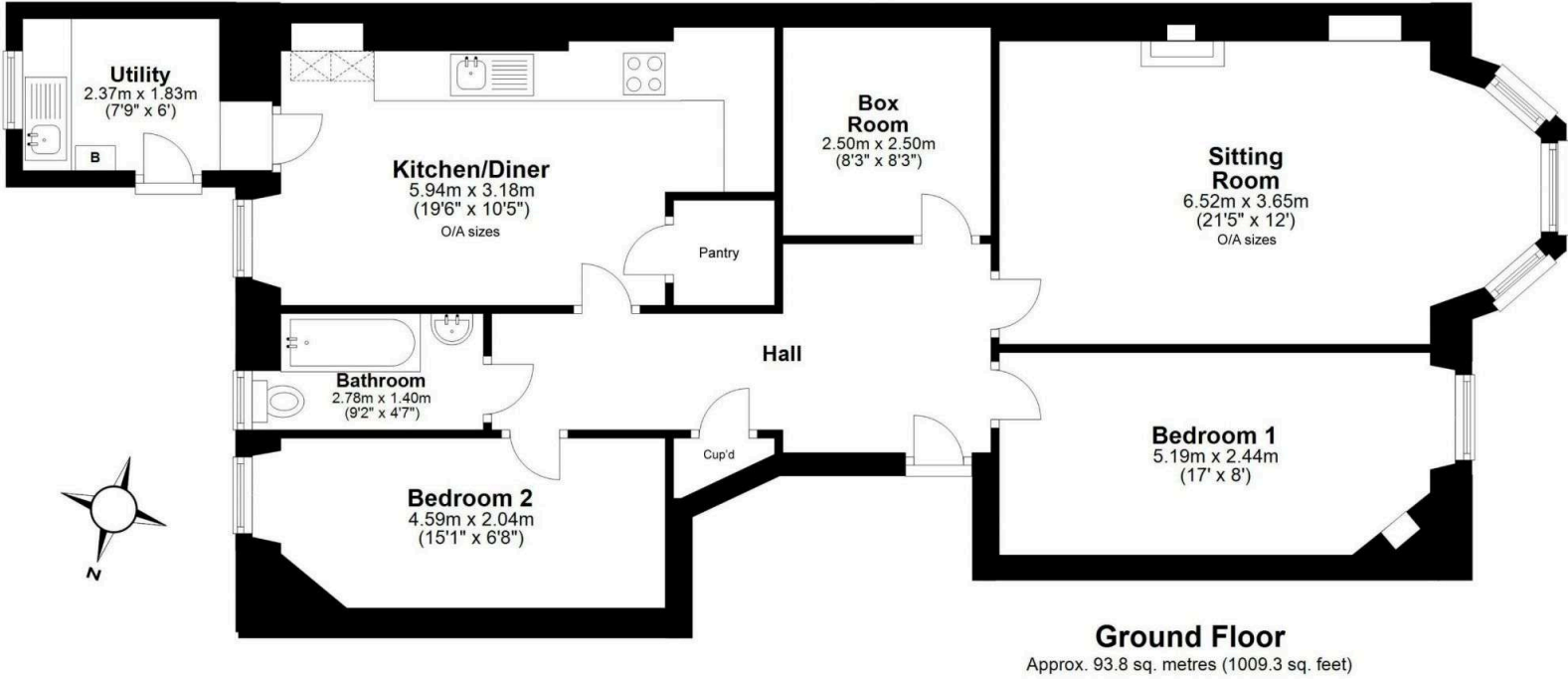
Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities.

A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. The area offers tranquil parks and large green spaces for outdoor activities and picnics.

Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



Extras: To include all fitted carpets and fitted floor coverings; light fixtures; curtains and blinds; two ovens; hob and extractor hood; fridge/freezer; dishwasher; and clothes airers within the sale.



VMH SOLICITORS

[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)  
Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT  
T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)  
DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.