

Jardine Phillips  
Solicitors • Estate Agents

MARCHMONT

26/5 MARCHMONT CRESCENT  
EH9 1HG



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EPC RATING: C

OFFERS OVER £360,000

## PROPERTY DESCRIPTION

- Hall with wood flooring, shelved cupboard, utility cupboard with washing machine, and borrowed light from bedroom 2
- Extremely bright lounge with feature corner window, ornate cornice and mantelpiece
- Spacious kitchen/diner fitted along one wall with base and wall units, appliances, ample space for a dining table, recessed cupboard and useful study area
- 2 double bedrooms with cornices and fitted carpets
- Shower room, fitted with a modern white three piece suite
- Gas central heating
- Traditional sash and case windows
- Entryphone system in the stair
- Shared rear garden and active stair committee
- Permit parking in the street and area



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850







## SPACIOUS TWO BEDROOM SECOND FLOOR FLAT WITH OUTSTANDING CASTLE VIEWS IN TRENDY MARCHMONT

Located in the centre of this very popular area, this two bedroom flat would make a perfect home for professionals, student sharers or a young family, being in the catchment for the excellent James Gillespie Primary & High Schools. With wonderful amenities on your doorstep including supermarkets, coffee shops, bars & restaurants and super transport links. Minutes from the wide open spaces of the Meadows and walking distance into the city centre.

### ARES

Marchmont is a very popular area in the South of the city which has a village feel with its range of small supermarkets, coffee shops, bars, restaurants and independent stores. Within walking distance you have Bruntsfield and Morningside which offer an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent shops, coffee shops and speciality food stores, together with numerous bars & restaurants. The flat is in the catchment for excellent schools including James Gillespie primary and high schools. There are a wide range of amenities available nearby including a library, the very popular Dominion Cinema, Kings Theatre and Church Hill Theatre. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links and the Meadows. It is an easy walk into the city centre through the Meadows or there are numerous bus services available nearby

taking you both in and out of town.

### EXTRAS

The fitted carpets, built in electric hob, eye-level oven/grill, cooker hood, dishwasher, washing machine and fridge/freezer are included in the sale.

### HOME REPORT VALUATION

£375,000



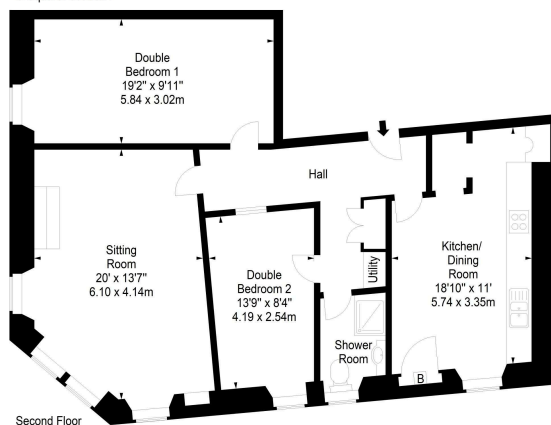
## Hall

Lounge	5.95m x 4.12m (19'6" x 13'6")
Kitchen/Diner	6.06m x 3.4m (19'10" x 11'2")
Bedroom 1	5.85m x 3.04m (19'2" x 10')
Bedroom 2	4.22m x 2.39m (13'10" x 7'10")
Shower room	2.21m x 1.6m (7'3" x 5'3")

Marchmont Crescent,  
Edinburgh, EH9 1HG



Approx. Gross Internal Area  
995 Sq Ft - 92.44 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

