

Jardine Phillips
Solicitors • Estate Agents

MARCHMONT

19 2F3 MARCHMONT CRESCENT
EH9 1HL



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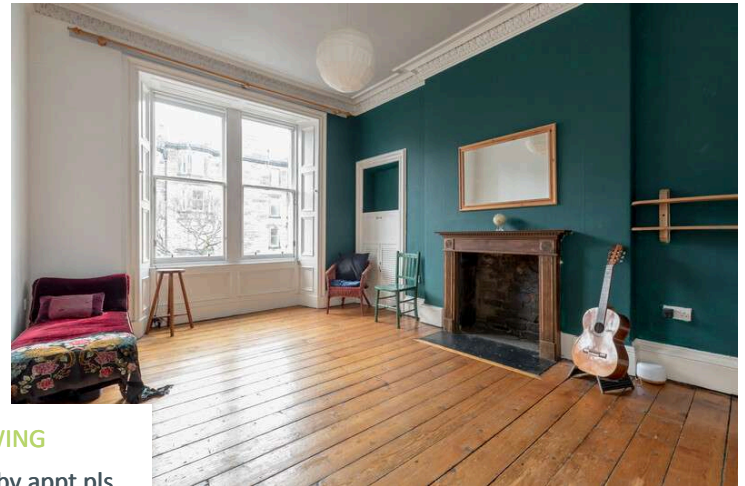
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EPC RATING: C

OFFERS OVER £350,000

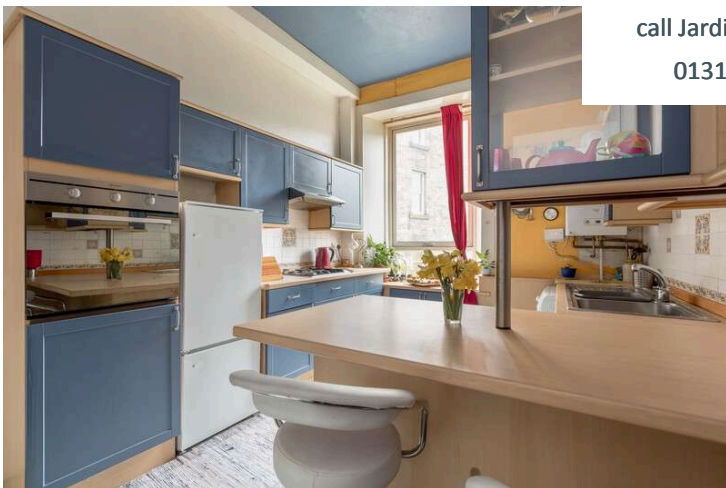
PROPERTY DESCRIPTION

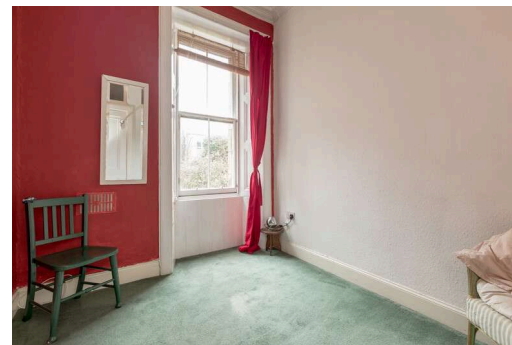
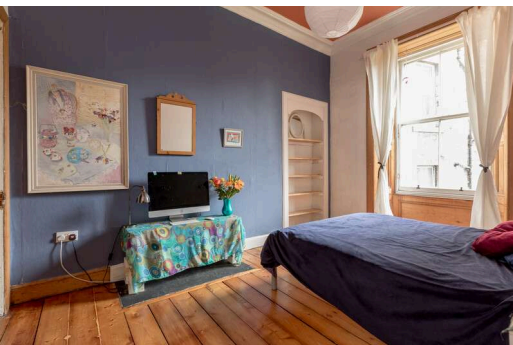
- 'L' shaped hallway with two handy storage cupboards
- Twin windowed sitting room to front with gorgeous open fireplace with wooden surround and Edinburgh press with feature lighting
- Boxroom off the sitting room with a newly built wooden cabin bed & space for a desk under
- Kitchen with good range of blue & wood kitchen units & appliances with breakfast bar feature
- Spacious double bedroom 1 with shelved Edinburgh press and outlook over the rear garden
- Large boxroom off the master bedroom with a newly built wooden cabin bed & space for a desk under
- Good sized double bedroom 2 – ideal for guests or children
- Bathroom with bath with new electric shower over, wc & sink and wooden tongue & groove panelling
- Gas central heating with Vokera High Efficiency boiler in the kitchen (replaced 2021)
- A wealth of period features including stripped wood flooring, stripped wood doors, original sash & case windows, fireplace, cornicing & ceiling roses
- Well maintained stair and huge communal rear garden
- Residents' permit parking in the street



VIEWING

Sun 2-4 or by appt pls
call Jardine Phillips
0131 44668





SUPERB TWO BED SECOND FLOOR FLAT WITH TWO BOXROOMS - PERFECT FOR WORKING FROM HOME OR FOR A YOUNG FAMILY AS IN CATCHMENT FOR EXCELLENT SCHOOLS

This great two bed flat has loads of original features with the added bonus of two boxrooms - ideal to make a couple of studies or could also be used for children as they are fitted with cabins beds. Located in the centre of Marchmont with an amazing range of local independent shops, coffee shops, bars & restaurants on your doorstep. Easy walk into the city centre and minutes from the wide open spaces of the Meadows with good transport links.

AREA

Marchmont is a very popular area in the south of the city which offers a good range of local shops, coffee shops, independent stores, bars & restaurants. Morningside & Bruntsfield are both a short walk or bus ride away and provide a wider range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill & Kings Theatres. Warrender Swim Centre is nearby with its newly renovated pool, gym and a range of classes. The flat is in the catchment for the well renowned James Gillespie Primary & High Schools and St Peter's RC Primary and St Thomas of Aquins RC High School. The flat is also well placed for lots of walks and open spaces including the Meadows at the end of the street, Bruntsfield Links, Blackford Hill & Pond, Hermitage of Braid and Braid Hills.

There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£350,000

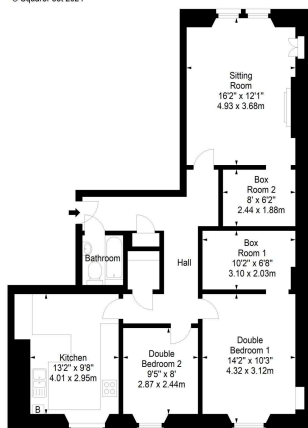


Sitting room	16'2 x 12'1 (4.93 x 3.68m)
Boxroom 2	8' x 6'2 (2.44 x 1.88m)
Kitchen	13'2 x 9'8 (4.01 x 2.95m)
Bedroom 1	14'2 x 10'3 (4.32 x 3.12m)
Boxroom 1	10'2 x 6'8 (3.10 x 2.03m)
Bedroom 2	9'5 x 8' (2.87 x 2.44m)

Marchmont Crescent,
Edinburgh,
Midlothian, EH9 1HL



Approx. Gross Internal Area
898 Sq Ft - 83.42 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor

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.

