



2/1 Marshall's Court, Edinburgh, EH1 3AL

Description

Conveniently located in a quiet cul-de-sac just around the corner from the Omni Centre, this bright and spacious two-bedroom first floor flat is just minutes from the city centre. The flat comes with a private garage below within the block and also has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with deep storage cupboard
- Bright and generously proportioned open plan living/ dining/ kitchen
- The bathroom is fitted with a WC, wash basin and bath with Mira electric shower; it has partially tiled walls and a vinyl floor covering
- There are two spacious double bedrooms, one of which has built-in wardrobes

Outside and Parking

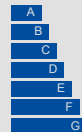
The property has a single garage. There is also residents' permit parking available on street.



Offers over £245,000

Viewings by appointment through web enquiry, email or telephone.

0131 316 4666



EPC RATING
C



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Location

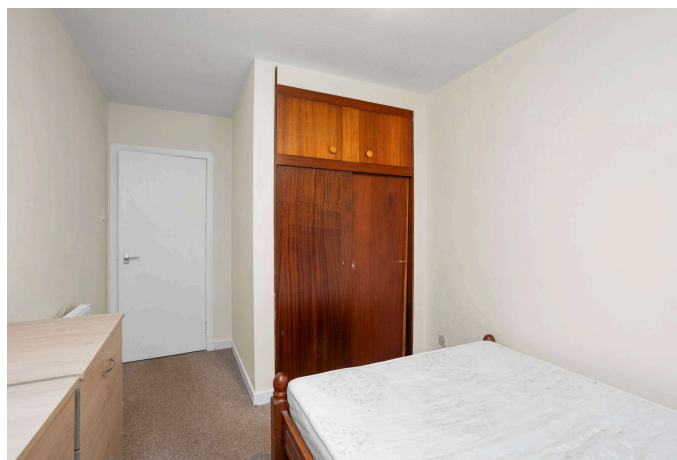
The property is located in the Calton area of the City on the eastern edge of the New Town. It is therefore well placed for the vast number of shopping facilities, cultural and historical sites, restaurants and bars on offer in Edinburgh City Centre. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Further amenities close by include The Playhouse Theatre, Omni Centre and St James Quarter. The area is served by a frequent bus service operating to the City centre and the Edinburgh tram network.

Extras

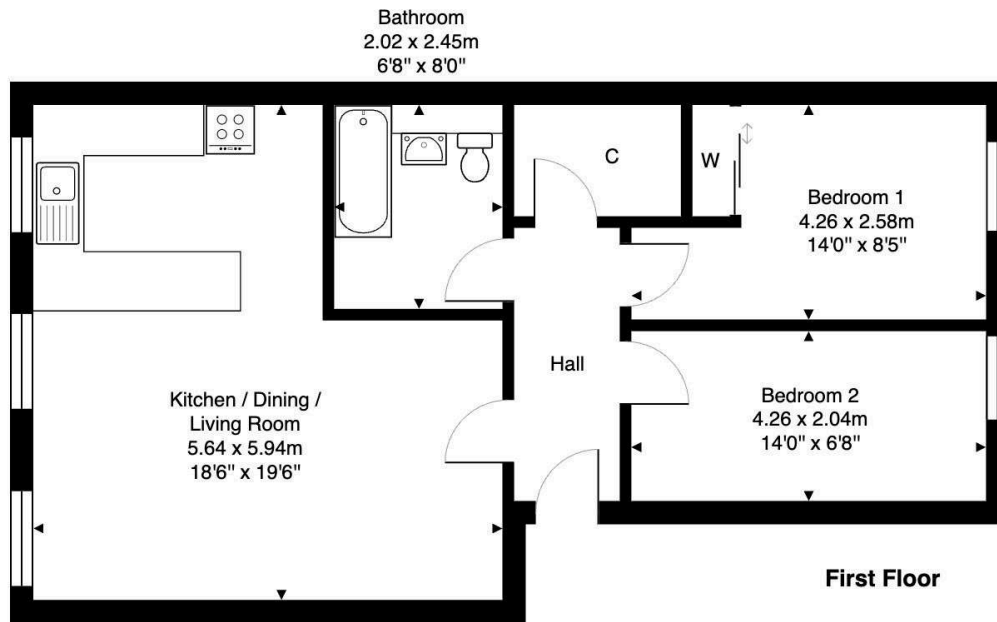
The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



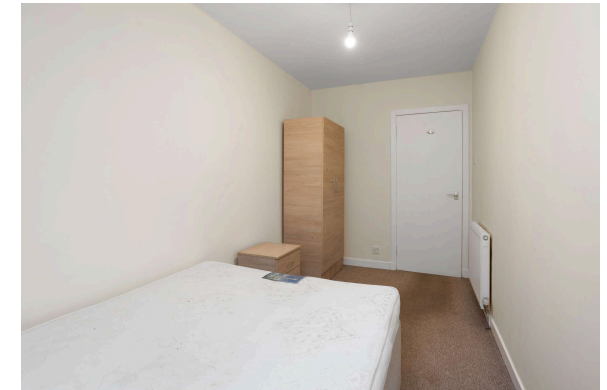
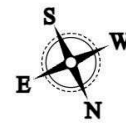
2/1 Marshall's Court, Edinburgh, EH1 3AL



First Floor

Total Area: 61.1 m² ... 658 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove