



96 3F2 Marchmont Road
Marchmont, Edinburgh, EH9 1HR

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry
- Reception hall with storage.
- Superb corner bay windowed living room.
- Dining room with kitchenette off.
- Views to Arthur's Seat.
- Two good sized double bedrooms both with fitted wardrobes.
- Bathroom.
- Original features.
- Sash & case windows.
- Communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A top floor flat part of a traditional tenement building in the prestigious Marchmont district of the City perfectly positioned for access to a wide range of local amenities on your doorstep and within walking distance of Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential for any purchaser with the open spaces of the Meadows and Bruntsfield Links on your doorstep.

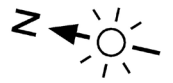
COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

LOCATION

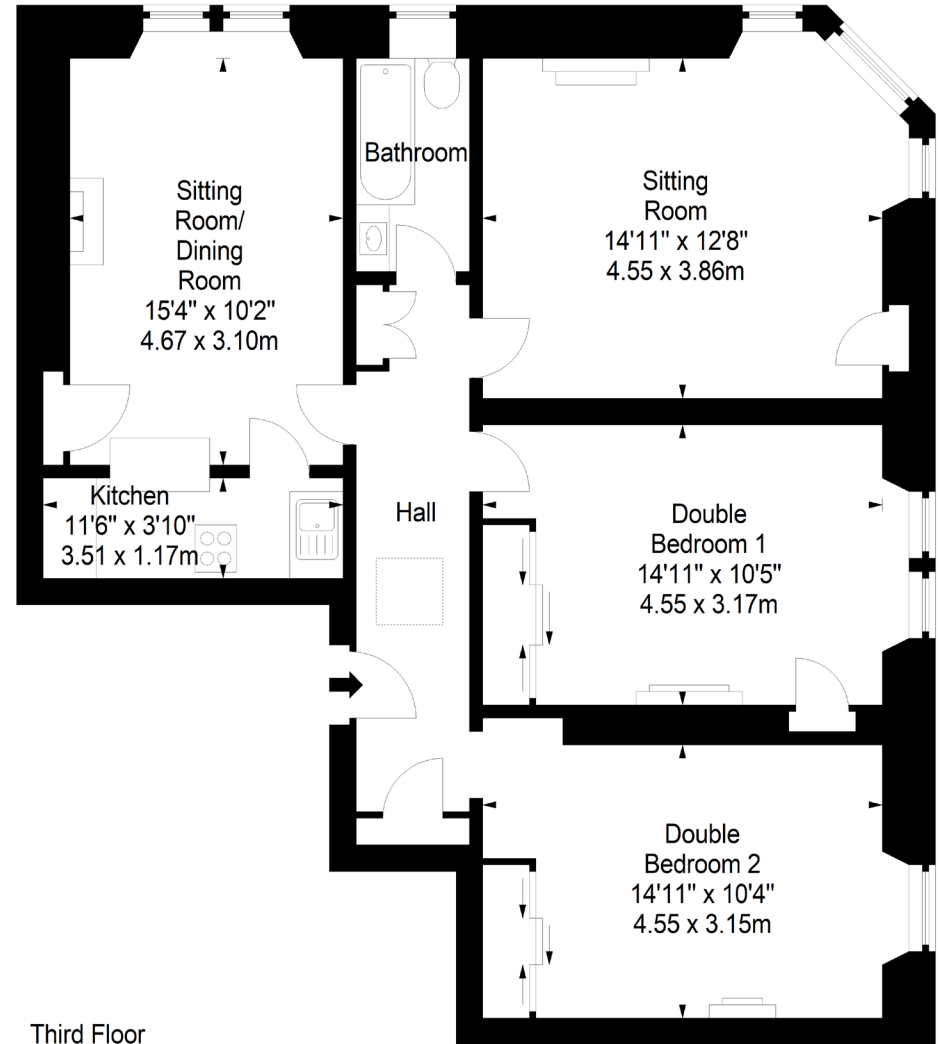
Marchmont is a sought-after residential area which lies to the south of the city centre. It offers a wide variety of local amenities including convenience and specialty shops, a bank, Post Office and Chemist. In addition there are a number of popular coffee shops bars, and restaurants. Further amenities can be found at nearby Newington, Morningside and Bruntsfield. Leisure facilities are excellent and include Warrender swim centre, The Meadows and Bruntsfield Links where facilities include children's playground, tennis courts, bowling and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. The flat is situated in good proximity to number of university buildings as well as the Scottish Parliament. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE ARE NO GUARANTEES FOR ANY OF THE ELECTRICS, KITCHEN APPLIANCES OR GAS FIRES (WHICH ARE CURRENTLY DISCONNECTED).

Marchmont Road, EH9 1HR



Approx. Gross Internal Area
925 Sq Ft - 85.93 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor



ENERGY PERFORMANCE
CERTIFICATE RATING G

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

WEBSITE: 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.