





Welcome

Welcome to Marchmont Crescent. This well-proportioned, two bedroom second floor flat offers bright and spacious accommodation forming part of a traditional tenement building, retaining many period features. The property has a secure entry system and communal garden areas to the rear. The property is ideally located in the prestigious Marchmont area of Edinburgh lying to the south of the city centre, close to an abundance of local amenities, highly regarded schooling and swift transport links. The property is presented to the market in good order throughout. We would recommend an early viewing.

- Reception hallway with good storage facilities.
- Bright and spacious front facing living room.
- Dining kitchen with a range of wall and base units along with integrated appliances.
- Box room.
- Rear facing double bedroom to include wardrobes.
- Front facing double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Sash and case windows.
- Communal garden area to the rear.
- Permit and entered parking available.







Marchmont

Marchmont is an extremely popular area to the south of the city, offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. It is just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre, which also has a gym, is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High Schools are the catchment schools in the area, with independent schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. The city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West

Extras

Included in the sale are the integrated kitchen appliances including gas hob and oven and dishwasher, white goods including washing machine, fridge freezer and tumble dryer, curtains & blinds, wardrobes in bedroom one and all fixtures & fittings.





Get in touch

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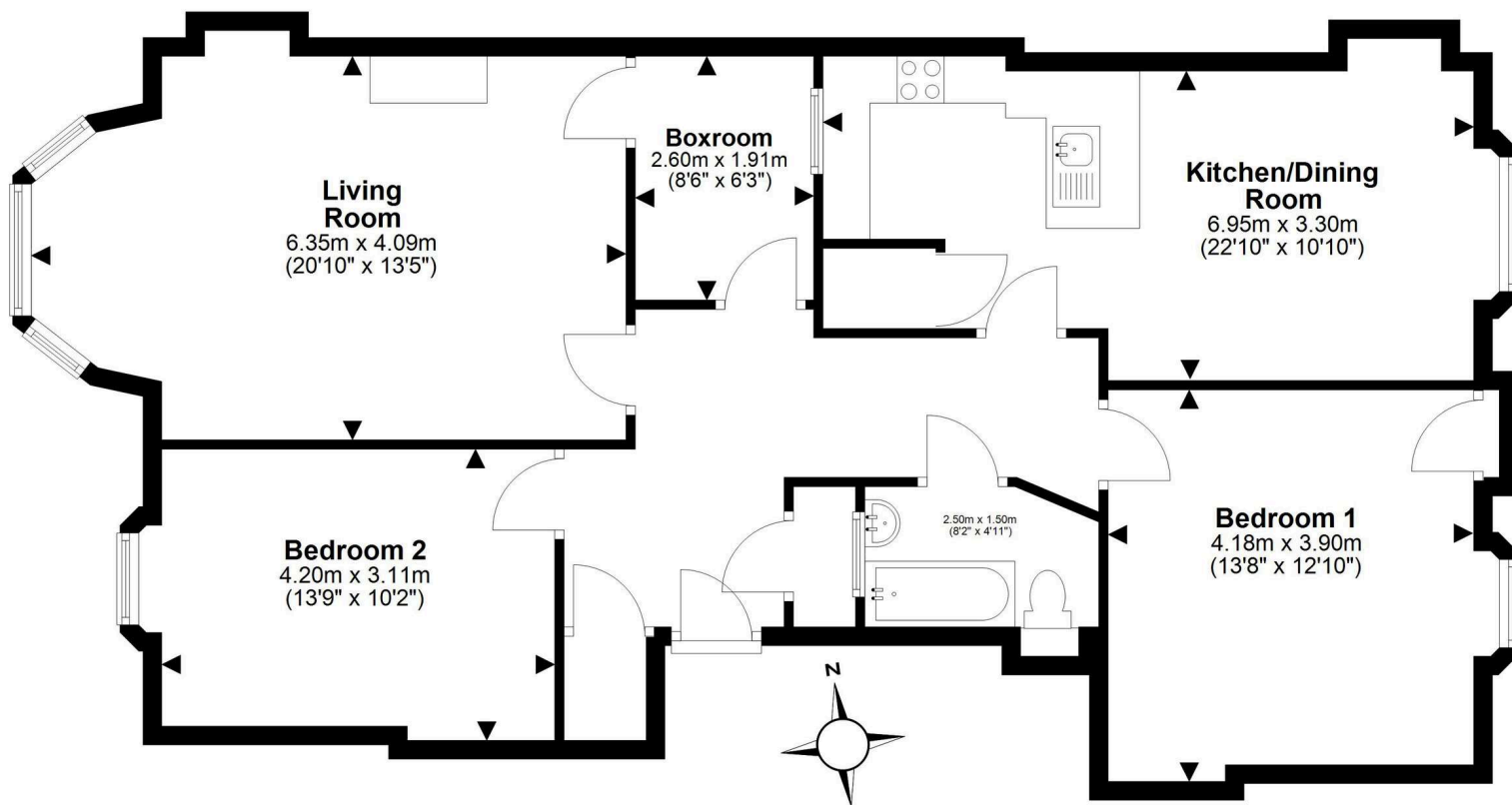
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.