

COULTERS[©]

21/7 MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1HY

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

21/7 Marchmont Road is a beautifully proportioned top floor flat forming part of a traditional tenement building in the heart of highly desirable Marchmont. The flat has been comprehensively upgraded in recent years, with improvements including a newly installed kitchen, contemporary shower room, replacement flooring and a modern boiler. The result is a bright and colourful home that successfully balances modern specification with retained period features.

The bay-windowed sitting room is an elegant and generously scaled space, with decorative cornicing, high ceilings and a traditional fireplace enhancing its character. The attractive bay window offers a view towards Edinburgh Castle and the impressive proportions allow for both comfortable seating and entertaining.

KEY FEATURES



Renovated top floor flat with two double bedrooms.



Retaining elegant period features.



Well-maintained communal garden.



Permit parking available.



Short walk to the Meadows and Edinburgh University.



Excellent schools in the local area.



EPC Rating - C



Council Tax Band - E



The kitchen has been thoughtfully redesigned to provide a modern and highly functional space, fitted with contemporary cabinetry and quality appliances. A recessed nook within the kitchen offers the perfect spot for informal dining or a cosy sitting area, adding versatility and charm to the layout.

There are two generous double bedrooms and the box room off the sitting room provides valuable additional accommodation, ideal as a home office or study. A stylish shower room, finished to a high standard, is situated off the welcoming central hall which is also home to two substantial storage cupboards.

Further benefits include gas central heating, a well-kept shared garden to the rear, and residents' permit parking.



THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks, tennis courts, play parks and far-reaching cycling routes. Numerous yoga studios are located in the area as is Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym. There is a fantastic selection of independent restaurants and cafes, and for everyday shopping, there is a Scotmid and Sainsburys local alongside a fishmonger and green grocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

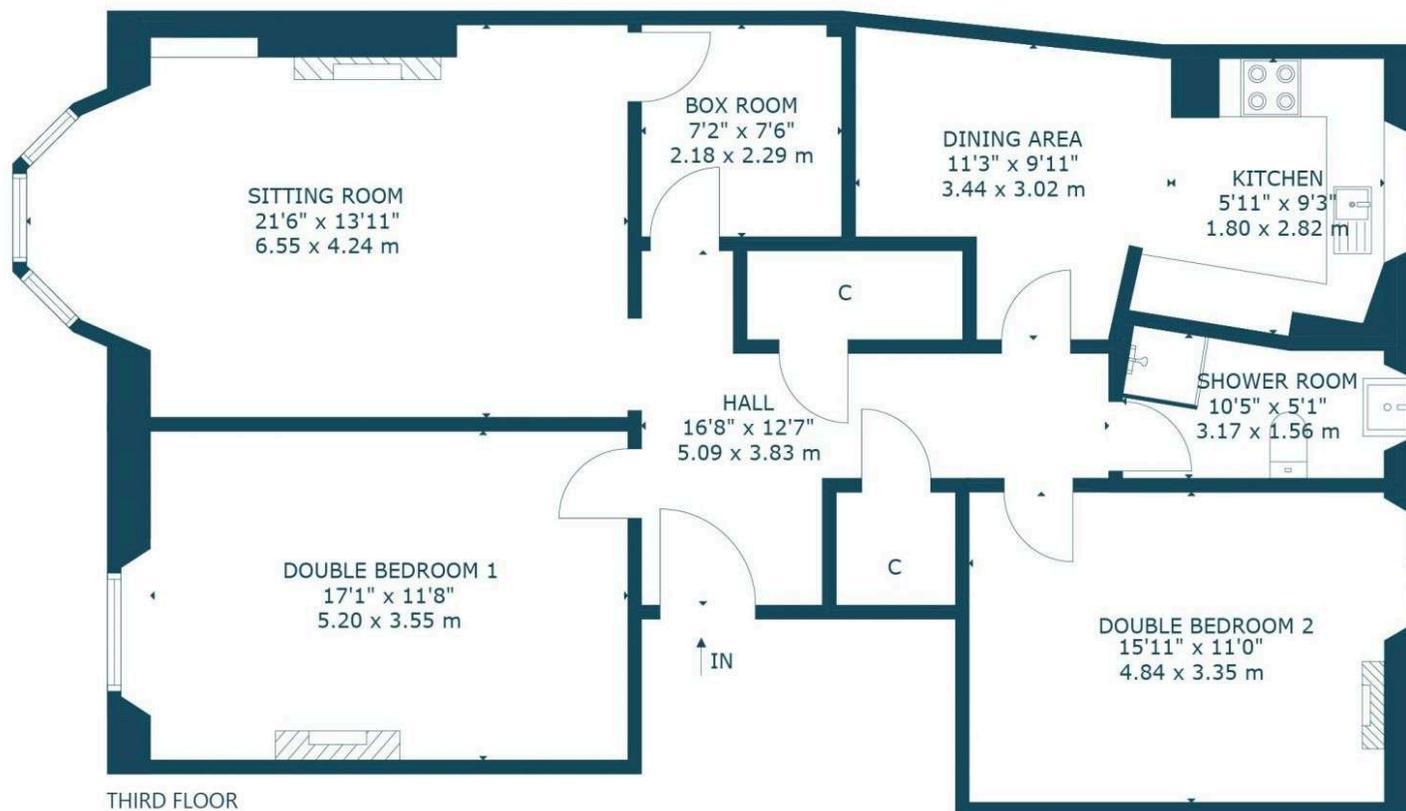
Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all easily accessible. The City Centre can be reached on foot or via the many regular bus services that are available.

EXTRAS

All light fittings, curtains, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.







21/7 MARCHMONT ROAD, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,134 SQ FT / 105 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.